

# Plattsburgh, NewYork

ZONING BOARD OF APPEALS CITY OF PLATTSBURGH 41 CITY HALL PLACE (518) 563-7707 Building & Zoning Department 41 City Hall Place Plattsburgh, New York 12901 Ph: 518-563-7707

Fax: 518-563-6426

The Zoning Board of Appeals of the City of Plattsburgh will hold a Public Hearing on May 18, 2015, at 7:00 PM in the Common Council Chambers, City Hall, to hear:

APPEAL	APPLICANT	REQUEST
2031	GEORGE MILLER 22 SANDRA AVENUE	SPECIAL USE PERMIT REQUEST FOR A 8' FENCE IN REAR
2032	SHELLEY FRACALOSSI 27 WILLIAM STREET	SPECIAL USE PERMIT REQUEST FOR A FENCE UP TO 10' IN REAR YARD
2033	ADIRONDACK REGIONAL THEATRE 115 COURT STREET	CLASS A VARIANCE REQUEST TO ESTABLISH OFFICE AND STORAGE SPACE FOR NONPROFIT COMMUNITY THEATER GROUP
2034	ADIRONDACK REGIONAL THEATRE 115 COURT STREET	CLASS B VARIANCE REQUEST TO APPROVE PARKING DEFICIENCY
2035	DAN LAPOINT 60 PALMER STREET	CLASS B VARIANCE REQUEST FOR AN ADDITION THAT EXCEEDS BUILDING COVERAGE
2036	TERRY BESAW 14 ROBINSON TERRACE	CLASS B VARIANCE REQUEST TO EXPAND THE PORCH IN THE FRONT YARD

NOTE: THE ORDER OF AGENDA IS SUBJECT TO CHANGE WITHOUT NOTICE



USE

# Plattsburgh, NewYork

Building & Zoning Dept. 41 City Hall Place Plattsburgh, New York 12901

Ph: 518-563-7707 Fax: 518-563-6426

CLASS A VARIANCE	CLASS B VARIANCE SPECIAL USE PERMIT
Date: $\frac{4/23/15}{}$	Appeal No.: 2031
An application is hereby made to allow the property use as herein	o the Zoning Board of Appeals pursuant to the City of Plattsburgh Zoning Ordinance for a variance to described.
Applicant:	George + Sundra Miller
Applicant's Address:	22 Sandra Ave
	Platsburgh, NY 12-901
Telephone No.:	561-2119
Parcel Identification:	221.5-3-20,2
Location of Request:	22 Sandra Are, Platsburgh Ny
Property Owner:	sane as above
Request Description:	Replace Hedge 15' high with fence

**AREA** 

Previous Appeal: No.: Date: \_\_\_\_\_\_ Date: \_\_\_\_\_\_

Zoning District:

Section Appealed:

Ownership: \_\_\_\_\_ Long Term Lease: Contract To Purchase: \_\_\_\_\_

Other (Please Explain):

Applications for Zoning Variances must be accompanied by:
13 copies of existing and proposed site plan

13 copies of existing and proposed floor plan

The Zoning Board of Appeals may impose reasonable conditions and restrictions on the grant of area and use variances provided they are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the zoning law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

Signature (Dumer/Applicant)

Clorge H. Miller

Deruse Dephew Notary Public

UNE6322848

#### Full Environmental Assessment Form Part 1 - Project and Setting

#### **Instructions for Completing Part 1**

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

#### A. Project and Sponsor Information.

Name of Action or Project:	1100 1210	
Project Location (describe, and attach a general location map):	Heage Time	
	101	
Brief Description of Proposed Action (include purpose or need):	4	
Brief Description of Proposed Action (include purpose or need):	1 st. r	0
Install 8 Seof fence along rear	4 on 6074 SIA	les ( part-way
Brief Description of Proposed Action (include purpose or need):  Install 8 feet fence along rear  Install 6 feet fence to front of Hou	ise & then 4th	of to front
property line		
Name of Applicant/Sponsor:	T1 1 ( (C	
Name of Applicant/Sponsor:	Telephone: 561-2119	
George Miller	E-Mail:	
Address: 22 Sandra Ave		
City/PO: Platts burgh, NY	State: NY	Zip Code: /290/
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
Same as above	E-Mail:	
Address:		
C'4-/DO.	T G	7: 0.1
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
Same as above	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

# B. Government Approvals

	t Entity	If Yes: Identify Agency and Approval(s) Required	Applicati (Actual or	
a. City Council, Town Bo or Village Board of Tru				
b. City, Town or Village Planning Board or Com	□Yes⊠No			
c. City Council, Town or Village Zoning Board o	□Yes No			
d. Other local agencies	□Yes No			
e. County agencies	□Yes No			
Regional agencies	□Yes☑No			
g. State agencies	□Yes⊠No			
. Federal agencies	☐Yes ☑No			
Coastal Resources.  i. Is the project site with	nin a Coastal Area, o	the waterfront area of a Designated Inland Water	way?	□Yes ZiNo
ii. Is the project site loca	ated in a community in a Coastal Erosion	with an approved Local Waterfront Revitalization : Hazard Area?	Program?	□ Yes☑No
Planning and Zoning				
ill administrative or legisla ally approval(s) which mus If Yes, complete se	ative adoption, or an it be granted to enable ctions C, F and G.	nendment of a plan, local law, ordinance, rule or rule the proposed action to proceed?  plete all remaining sections and questions in Part 1		□YesÆNo
ill administrative or legisla ally approval(s) which mus If Yes, complete se If No, proceed to qu	ative adoption, or an at be granted to enable ctions C, F and G. destion C.2 and com-	e the proposed action to proceed?		□YesÆNo
ill administrative or legislady approval(s) which must if Yes, complete see If No, proceed to que. Adopted land use plan to any municipally- adopted.	ative adoption, or an at be granted to enable ctions C, F and G. destion C.2 and compass.	e the proposed action to proceed?	1	□Yes <b>Æ</b> [No
<ul> <li>If Yes, complete se</li> <li>If No, proceed to que</li> <li>Adopted land use plan</li> <li>Do any municipally- adopted the proposed action yes, does the comprehensial be located?</li> </ul>	ative adoption, or an at be granted to enable ctions C, F and G. destion C.2 and compass.  ted (city, town, villa would be located? we plan include specific to the content of the content	plete all remaining sections and questions in Part 1  age or county) comprehensive land use plan(s) including recommendations for the site where the proportion	lude the site	
ill administrative or legislated approval(s) which must be approval(s) which must be approval(s) which must be approval(s) which must be approved to question and municipally adopt where the proposed action action action action action action be approved action a	ative adoption, or an at be granted to enable ctions C, F and G. destion C.2 and compass.  ted (city, town, villa would be located? we plan include specaretion within any location within any location.	the proposed action to proceed?  plete all remaining sections and questions in Part 1  ge or county) comprehensive land use plan(s) incl	lude the site osed action ole: Greenway	□Yes⊠No
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b. Is the use permitted or allowed by a special or conditional use permit?    Yes   No	a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  If Yes, what is the zoning classification(s) including any applicable overlay district?	a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance	
b. Is the use permitted or allowed by a special or conditional use permit?  C. Is a zoning change requested as part of the proposed action?  If Yes, What is the proposed new zoning for the site?  What parks serve the project site located?  What parks serve the project site?  What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  Total acreage of the site of the proposed action?  Total acreage to be physically disturbed?  Total acreage to be physically disturbed?  Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  acres  ste proposed action an expansion of an existing project or use?  If Yes, what is the approximate percentage of the proposed action and identify the units (e.g., acres, miles, housing units, square feet)?  % Units:  The yes, who is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)?  % Units:    Yes   No   No   No	b. Is the use permitted or allowed by a special or conditional use permit?  C. Is a zoning change requested as part of the proposed action?  If Yes,  I. What is the proposed new zoning for the site?  C. A. Existing community services.  a. In what school district is the project site located?  Plattsburgh  City  What police or other public protection forces serve the project site?  Plattsburgh  City  What parks serve the project site?  Plattsburgh  City  D. Project Details  I. Proposed and Potential Development  What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  A. Total acreage of the site of the proposed action?  a. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  acres  s. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  acres  s. the proposed action an expansion of an existing project or use?  If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)?  Units:  Supposed action a subdivision, or does it include a subdivision?	If Yes, what is the 20ning classification(s) including any applicable overlay district?	. □Yes <b>⋈</b> No
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D. Project Details  1. Proposed and Potential Development  What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  2. Contail acreage of the site of the proposed action?  2. Total acreage of the site of the proposed action?  3. Total acreage to be physically disturbed?  4. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  5. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  6. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)?  7. Sthe proposed action a subdivision, or does it include a subdivision?  8. Sthe proposed action a subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  1. Sta a cluster/conservation layout proposed?  1. Maximum  2. Sweeks months  1. Yes No  1. Maximum  2. Sweeks months  1. Yes No  1. Total number of phases anticipated  2. Anticipated period of construction:  3. Total number of phases anticipated  4. Anticipated commencement date of phase 1 (including demolition)  1. monthyear  1. Total number of phases anticipated  3. Anticipated commencement date of final phase  3. Generally describe connections or relationships among phases, including any contingencies where progress of one phase means the progress of one phase	What parks serve the project site?  D. Project Details  1. Proposed and Potential Development  What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  a. Total acreage of the site of the proposed action?  b. Total acreage to be physically disturbed?  c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  st the proposed action an expansion of an existing project or use?  If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)?  St the proposed action a subdivision, or does it include a subdivision?  Tes,	b. What police or other public protection forces serve the project site?  Plattsburgh	ity
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D. Project Details  1. Proposed and Potential Development  What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  A. Total acreage of the site of the proposed action?  Total acreage to be physically disturbed?  Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  So the proposed action an expansion of an existing project or use?  If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)?  So the proposed action a subdivision, or does it include a subdivision?  So the proposed action a subdivision, or does it include a subdivision?  So the proposed action a subdivision and proposed action?  So the proposed action a subdivision and proposed action?  So the proposed action a subdivision and proposed action	D. Project Details  1. Proposed and Potential Development  What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  2. Components of the proposed action?  2. Total acreage of the site of the proposed action?  3. Total acreage to be physically disturbed?  4. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  5. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)?  6. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)?  7. Units:  8. Total acreage of the proposed action a subdivision, or does it include a subdivision?		C17/
D. Project Details  1. Proposed and Potential Development  What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  Residential  a. Total acreage of the site of the proposed action?  b. Total acreage of the site of the proposed action?  c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  s the proposed action an expansion of an existing project or use?  If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)?  Where the proposed action a subdivision, or does it include a subdivision?  Total nature of type of subdivision?  Total nature of lots proposed?  Minimum and maximum proposed lot sizes? Minimum  Maximum  Maximum  The proposed action be constructed in multiple phases?  Total number of phases anticipated  Anticipated completion date of final phase  Generally describe connections or relationships among phases, including any contingencies where progress of one phase months  Total number proposed one construction of the proposed of the proposed one phase month of the proposed one phase mont	D. Project Details  1. Proposed and Potential Development  What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?    Residential	1 . / / /	
Proposed and Potential Development	What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?    Residential		
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Is a cluster/conservation layout proposed?  Number of lots proposed?  Minimum and maximum proposed lot sizes? Minimum  Maximum  It proposed action be constructed in multiple phases?  f No, anticipated period of construction:  f Yes:  Total number of phases anticipated  Anticipated commencement date of phase 1 (including demolition)  Anticipated completion date of final phase  Generally describe connections or relationships among phases, including any contingencies where progress of one phase month		square feet)? % Units:s the proposed action a subdivision, or does it include a subdivision?	12 <del>-7</del> 1
Number of lots proposed?	rulpose of type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	square feet)? % Units: s the proposed action a subdivision, or does it include a subdivision?  Tes,	
Number of lots proposed?	Is a cluster/conservation layout proposed?	square feet)? % Units: s the proposed action a subdivision, or does it include a subdivision? Yes,	
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f No, anticipated period of construction:  7-3 weeks months  f Yes:  Total number of phases anticipated  Anticipated commencement date of phase 1 (including demolition) month year  Anticipated completion date of final phase month year  Generally describe connections or relationships among phases, including any contingencies where progress of one phase month year		square feet)? % Units: s the proposed action a subdivision, or does it include a subdivision? Yes, Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) Is a cluster/conservation layout proposed? Number of lots proposed?	□Yes□No
f Yes:  Total number of phases anticipated  Anticipated commencement date of phase 1 (including demolition)  Anticipated completion date of final phase  Generally describe connections or relationships among phases, including any contingencies where progress of one phase makes	ill proposed action be constructed in multiple phases?	square feet)? % Units: s the proposed action a subdivision, or does it include a subdivision? Yes, Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) Is a cluster/conservation layout proposed? Number of lots proposed? Minimum and maximum proposed lot sizes? Minimum Maximum	
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Anticipated completion date of final phase monthyear  Generally describe connections or relationships among phases, including any contingencies where progress of one phase management of the phase management of		square feet)? %	
Generally describe connections or relationships among phases, including any contingencies where progress of one phase ma		square feet)? %	
determine timing or duration of future phases:	Anticipated completion date of final phase month year	square feet)? %	□Yes <b>⊠</b> No _year
		square feet)? %	□Yes⊠No _year _year

f. Does the proje					□Yes No
If Yes, show nur	mbers of units prop	osed.			2.500
	One Family	Two Family	Three Family	Multiple Family (four or more)	
Initial Phase					
At completion of all phases					
-			( <del>2</del>		
	osed action include	new non-residenti	al construction (inclu	iding expansions)?	□Yeş <b>⊠</b> No
i Total number	r of structures			19	
ii. Dimensions (	(in feet) of largest r	proposed structure:	height;	width; andlength	
iii. Approximate	extent of building	space to be heated	or cooled:	square feet	
liquids, such a If Yes,	s creation of a water	construction or offer supply, reservoir	, pond, lake, waste la	result in the impoundment of any agoon or other storage?	□Yes No
ii. If a water imp	oundment, the prin	cipal source of the	water:	Ground water Surface water stre	ams []Other specin
iii. If other than w	vater, identify the t	ype of impounded/	contained liquids and	d their source.	
in Anneximate	circ of the property	d image come descript	Mahamas	million gallons; surface area:	acr
v. Approximate:	size of the propose f the proposed dam	a impounament.	volume:	height; length	acı
vi. Construction	method/materials 1	for the proposed da	m or impounding str	ucture (e.g., earth fill, rock, wood, co	ncrete):
			1 2		
0.2. Project Ope					
		any excavation mi	ning or dredging di	aring construction, operations, or both	? TYesXNo
Does the propose (Not including a materials will reference to the control of the	sed action include a general site prepara main onsite)	ation, grading or in	stallation of utilities	aring construction, operations, or both or foundations where all excavated	? ∐Yes <b>⊠</b> No
. Does the propos (Not including a materials will re TYes:	sed action include a general site prepara main onsite)	ation, grading or in	stallation of utilities	or foundations where all excavated	? ∐Yes <b>⊠</b> No
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Does the propose (Not including a materials will refer yes:  What is the pur How much mater of the Notern what is the pur what	general site prepara main onsite)  pose of the excava erial (including roc specify tons or cub t duration of time? and characteristic	ation, grading or in tion or dredging? dk, earth, sediments pic yards):	stallation of utilities  s. etc.) is proposed to e excavated or dredge	or foundations where all excavated  be removed from the site?	se of them.
Does the propose (Not including a materials will refer the purchase). What is the purchase of	general site prepara main onsite)  pose of the excava erial (including roc specify tons or cub t duration of time? and characteristic	ation, grading or in tion or dredging? dk, earth, sediments pic yards):	stallation of utilities  s. etc.) is proposed to e excavated or dredge	or foundations where all excavated  be removed from the site?  ed, and plans to use, manage or dispo	se of them.
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ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placemen alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square	t of structures, or re feet or acres;
iii. Will proposed action cause or result in disturbance to bottom sediments?  If Yes, describe:	□Yes☑No
iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?  If Yes:	☐ Yes <b></b> No
acres of aquatic vegetation proposed to be removed:	
expected acreage of aquatic vegetation remaining after project completion:	
purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):	
proposed method of plant removal:	
if chemical/herbicide treatment will be used, specify product(s):	
Describe any proposed reclamation/mitigation following disturbance:	
Will the proposed action use, or create a new demand for water?	□Yes☑No
Yes:	
i. Total anticipated water usage/demand per day:  gallons/day  Will the proposed action obtain water from an existing public water supply?  Yes:	□Yes□No
. Will the proposed action obtain water from an existing public water supply?  Yes:	L res L No
i ce.	
Name of district or service area:  Describe arriving relative and the arrange of the arrang	☐ Yes☐ No
• Does the existing public water supply have capacity to serve the proposal?	☐ Yes☐ No
Is the project site in the existing district?	
Is expansion of the district needed?	☐ Yes ☐ No
Do existing lines serve the project site?	☐ Yes☐ No
Will line extension within an existing district be necessary to supply the project?  Ves:	□Yes □No
Describe extensions or capacity expansions proposed to serve this project:	
Source(s) of supply for the district:	
Is a new water supply district or service area proposed to be formed to serve the project site?  Ves:	☐ Yes <b>⊠</b> No
Applicant/sponsor for new district:	
Date application submitted or anticipated:	
Proposed source(s) of supply for new district:	
If a public water supply will not be used, describe plans to provide water supply for the project:	
f water supply will be from wells (public or private), maximum pumping capacity: gallons/minu	nte.
ill the proposed action generate liquid wastes?	□Yes☑No
es:	
Total anticipated liquid waste generation per day: gallons/day  Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all of	
lature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all copproximate volumes or proportions of each):	components and
fill the proposed action use any existing public wastewater treatment facilities? Yes:	☐ Yes <b>X</b> No
Name of wastewater treatment plant to be used:	
Name of district:	
Does the existing wastewater treatment plant have capacity to serve the project?	☐Yes ☐No
Is the project site in the existing district?	☐Yes ☐No
Is expansion of the district needed?	☐Yes ☐No

Do existing sewer lines serve the project site?	¥Yes □No
• Will line extension within an existing district be necessary to serve the project?	□Yes No
If Yes:	
Describe extensions or capacity expansions proposed to serve this project:	
Describe extensions of depletty expansions proposed to the service of the service	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?	□Yes No
If Yes:	
Applicant/sponsor for new district:	
Date application submitted or anticipated:	
• What is the receiving water for the wastewater discharge?  v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including the public facilities will not be used.	a crecifiina
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including	ig specifying proposed
receiving water (name and classification if surface discharge, or describe subsurface disposal plans):	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste:	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point	□Yes⊠No
sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point	
source (i.e. sheet flow) during construction or post construction?	
If Yes:	
i. How much impervious surface will the project create in relation to total size of project parcel?	
Square feet or acres (impervious surface)	
Square feet or acres (parcel size)	
ii. Describe types of new point sources.	
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adj	acent properties,
groundwater, on-site surface water or off-site surface waters)?	
If to surface waters, identify receiving water bodies or wetlands:	
	Fig. 57.
<ul> <li>Will stormwater runoff flow to adjacent properties?</li> </ul>	☐ Yes No
iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater	r? □Yes⊠No
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fu	el □Yes No
combustion, waste incineration, or other processes or operations?	
If Yes, identify:	
i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)	
W. Moode solder State project operations (e.g., nearly eq-p	
ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)	
iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)	
The Country of the Designation Air Recibity Pe	rmit, Yes No
Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Pe	
or Federal Clean Air Act Title IV or Title V Permit?	
f Yes:	eet
Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to me	Zet Bres Bro
ambient air quality standards for all or some parts of the year)	
. In addition to emissions as calculated in the application, the project will generate:	
•Tons/year (short tons) of Carbon Dioxide (CO <sub>2</sub> )	
•Tons/year (short tons) of Nitrous Oxide (N <sub>2</sub> O)	
<ul> <li>Tons/year (short tons) of Perfluorocarbons (PFCs)</li> </ul>	
• Tons/year (short tons) of Sulfur Hexafluoride (SF <sub>6</sub> )	
•Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)	
Tolls/year (Short tolls) of Carboti Dioxide equivalent of Try dioxide and	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  If Yes:	□Yes⊠No
<ul> <li>i. Estimate methane generation in tons/year (metric):</li> <li>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to g electricity, flaring):</li> </ul>	generate heat or
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):	□Yeş <b>∑</b> No
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  If Yes:  i. When is the peak traffic expected (Check all that apply):	□Y <b>es</b> ⊠ No
<ul> <li>iii. Parking spaces: Existing Proposed Net increase/decrease</li> <li>iv. Does the proposed action include any shared use parking?</li> <li>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing</li> </ul>	T 1 62 1/0
<ul> <li>i. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?</li> <li>iii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?</li> <li>iii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?</li> </ul>	☐Yes☐No ☐Yes☐No ☐Yes☐No
Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes: Estimate annual electricity demand during operation of the proposed action:	∐Yes <b>⊠</b> No
Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/other):	local utility, or
Will the proposed action require a new, or an upgrade to, an existing substation?	∐Yes <b>⊠</b> No
Hours of operation. Answer all items which apply.  During Construction:  Monday - Friday:  Saturday:  Sunday:  Holidays:  Holidays:	

Provide details including sources, time of day and duration:  Will proposed action remove existing natural barriers that could act as a noise barrier or screen?  Will the proposed action have outdoor lighting?  (yes:  Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Will proposed action nemove existing natural barriers that could act as a light barrier or screen?  Will proposed action have the potential to produce odors for more than one hour per day?  If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:  Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes.  Froduct(s) to be stored  Volume(s) per unit time (e.g., month, year)  Generally describe proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, nesecticides) during construction or operation?  See:  Will the proposed action (commercial or industrial projects only) involve or require the management or disposal solid waste (excluding hazardous materials)?  Will the proposed action (commercial or industrial projects only) involve or require the management or disposal solid waste (excluding hazardous materials)?  See:  Describe any solid waste(s) to be generated during construction or operation of the facility:  Operation: tons per (unit of time)  Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  Construction:  Operation:	<ul> <li>i. Provide details including sources, time of day and duration:</li> <li>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?</li> <li>Describe:</li> </ul>	
Provide details including sources, time of day and duration:  Will proposed action remove existing natural barriers that could act as a noise barrier or screen?  Will the proposed action have outdoor lighting?  (yes:  Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Describe:  Does the proposed action have the potential to produce odors for more than one hour per day?  If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:  Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons)  or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes, Product(s) to be stored  Volume(s)  Per unit time  (e.g., month, year)  Generally describe proposed storage facilities:  Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  The proposed action (commercial in industrial projects only) involve or require the management or disposal yes, In it has proposed action (commercial in industrial projects only) involve or require the management or disposal yes, In it has proposed action (commercial or industrial projects only) involve or require the management or disposal yes, In it is proposed action (commercial or industrial projects only) involve or require the management or disposal yes, In it is proposed action (commercial or industrial projects only) involve or require the management or disposal yes, In it is proposed action (commercial or industrial projects only) involve or require the management or disposal yes, In it is proposed action (commercial or industrial projects only) involve or requ	i. Provide details including sources, time of day and duration:  ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?  Describe:  In. Will the proposed action have outdoor lighting?	
Describe:  Will the proposed action have outdoor lighting?  Tyes.  Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Will proposed action have the potential to produce odors for more than one hour per day?  Describe:  Does the proposed action have the potential frequency and duration of odor emissions, and proximity to nearest occupied structures:  Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes:  Product(s) to be stored  Volume(s) per unit time (e.g., month, year)  Generally describe proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, msecticides) during construction or operation:?  Yes:  Describe proposed action use Integrated Pest Management Practices?  Will the proposed action (commercial or industrial projects only) involve or require the management or disposal solid waste (excluding hazardous materials)?  Set Describe any solid waste(s) to be generated during construction or operation of the facility:  Construction: tons per (unit of time)  Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  Construction:  Operation:	Describe:  Will the proposed action have outdoor lighting?	
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Pescribe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Describe:  Does the proposed action have the potential to produce odors for more than one hour per day?  If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:  Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes.  Product(s) to be stored  Volume(s) per unit time (e.g., month, year)  Generally describe proposed storage facilities:  Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, meschicides) during construction or operation?  Yes.  Describe proposed action (commercial or industrial projects only) involve or require the management or disposal Yes.  Will the proposed action (commercial or industrial projects only) involve or require the management or disposal Yes.  Will the proposed action (commercial or industrial projects only) involve or require the management or disposal Yes.  Solid waste (excluding hazardous materials)?  Esc.  Describe any solid waste(s) to be generated during construction or operation of the facility:  Construction:  Operation:	f ves:	
Does the proposed action have the potential to produce odors for more than one hour per day?  If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:  Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes:  Product(s) to be stored  Volume(s) per unit time (e.g., month, year)  Generally describe proposed storage facilities:  Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, mesecticides) during construction or operation?  Yes:  Describe proposed action (commercial or industrial projects only) involve or require the management or disposal Yes No solid waste (excluding hazardous materials)?  Solid waste (excluding hazardous materials)?  Solid waste (excluding hazardous materials) tons per (unit of time)  Operation:		
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:    Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons)   Yes No or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes:   Product(s) to be stored   Volume(s)   per unit time   (e.g., month, year)   Generally describe proposed storage facilities:   Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, less of the proposed describe proposed treatment(s):    Will the proposed action use Integrated Pest Management Practices?   Yes No of the proposed action (commercial or industrial projects only) involve or require the management or disposal   Yes No of the proposed action (commercial or industrial projects only) involve or require the management or disposal   Yes No of the proposed action (commercial or industrial projects only) involve or require the management or disposal   Yes No of the proposed action (commercial or industrial projects only) involve or require the management or disposal   Yes No of the proposed action (commercial or industrial projects only) involve or require the management or disposal   Yes No of the proposed action (commercial or industrial projects only) involve or require the management or disposal   Yes No of the proposed action (commercial or industrial projects only) involve or require the management or disposal   Yes No of the proposed action (commercial or industrial projects only) involve or require the management or disposal   Yes No of the proposed action (commercial or industrial projects only) involve or require the management or disposal   Yes No of the proposed of the proposed action (commercial, industrial projects only) involve or require the management or disposal   Yes No of the proposed of the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e.,	Will proposed action remove existing natural partiets and course are a second action remove existing natural partiets and course are a second action remove existing natural partiets and course are a second action remove existing natural partiets and course are a second action remove existing natural partiets and course are a second action remove existing natural partiets and course are a second action remove existing natural partiets and course are a second action remove existing natural partiets and course are a second action remove existing natural partiets and course are a second action remove existing natural partiets and course are a second action remove existing natural partiets and course are a second action remove existing natural partiets and course are a second action remove existing natural partiets and course are a second action remove existing natural partiets and course are a second action remove existing natural partiets and course are a second action remove existing natural partiets and course are a second action remove existing natural partiet and course are a second action remove existing natural partiet and course are a second action remove existing natural partiet and course are a second action remove existing natural partiet and course are a second action remove existing natural partiet and course are a second action remove existing natural partiet and course are a second action remove existing natural partiet and course are a second action remove existing natural partiet and course are a second action remove existing natural partiet and course are a second action remove existing natural partiet and course are a second action remove existing natural partiet and course are a second action remove existing natural partiet and course are a second action remove existing natural partiet and course are a second action remove existing natural partiet and course are a second action remove existing natural partiet and course are a second action remove existing natural partiet and course are a second	No
will the proposed action use Integrated Pest Management Practices?  Will the proposed action (commercial or industrial projects only) involve or require the management or disposal solid waste (excluding hazardous materials)?  Secribe any solid waste(s) to be generated during construction or operation:  Construction:  Co	If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest	No
Volume(s) per unit time (e.g., month, year) Generally describe proposed storage facilities:  Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes Notes: Describe proposed treatment(s):  Will the proposed action use Integrated Pest Management Practices?  Will the proposed action (commercial or industrial projects only) involve or require the management or disposal solid waste (excluding hazardous materials)?  Ses: Describe any solid waste(s) to be generated during construction or operation of the facility:  Construction: tons per (unit of time)  Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  Construction:  Operation:  Troposed disposal methods/facilities for solid waste generated on-site:  Construction:	or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes:	No
Will the proposed action use Integrated Pest Management Practices?    Yes   No.	Generally describe proposed storage facilities:  Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, neecticides) during construction or operation?	
ill the proposed action (commercial or industrial projects only) involve or require the management or disposal solid waste (excluding hazardous materials)?  es:  Describe any solid waste(s) to be generated during construction or operation of the facility:  Construction:  tons per  (unit of time)  Operation:  Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  Operation:  Operation:  Operation:  Construction:  Construction:	Describe proposed treatment(s):	
ill the proposed action (commercial or industrial projects only) involve or require the management or disposal solid waste (excluding hazardous materials)?  es:  Describe any solid waste(s) to be generated during construction or operation of the facility:  Construction:  tons per		
Operation:	ill the proposed action (commercial or industrial projects only) involve or require the management or disposal Solid waste (excluding hazardous materials)?	INC
Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as sond waste:  Construction:  Operation:  roposed disposal methods/facilities for solid waste generated on-site:  Construction:	Describe any solid waste(s) to be generated during construction or operation of the facility:	
Operation: roposed disposal methods/facilities for solid waste generated on-site: Construction:	Describe any solid waste(s) to be generated during construction or operation of the facility:  Construction: tons per (unit of time)	
roposed disposal methods/facilities for solid waste generated on-site:  Construction:	Describe any solid waste(s) to be generated during construction or operation of the facility:  Construction: tons per (unit of time)  Operation: tons per (unit of time)  Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:	
	Describe any solid waste(s) to be generated during construction or operation of the facility:  Construction: tons per (unit of time)  Operation: tons per (unit of time)  Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  Construction:	
	Describe any solid waste(s) to be generated during construction or operation of the facility:  Construction: tons per (unit of time)  Operation: Construction: Tons per (unit of time)  Operation or reuse of materials to avoid disposal as solid waste:  Operation:  Operation:  Operation:  Operation:	
	Describe any solid waste(s) to be generated during construction or operation of the facility:  Construction:  tons per  (unit of time)  Operation:  Construction:  Operation:  Operation:  Construction:  Construction:  Construction:  Construction:  Construction:	

s. Does the proposed action include construction or mod	dification of a solid waste n	nanagement facility?	Yes No
If Yes:			· londfil
<ul> <li>i. Type of management or handling of waste propose other disposal activities):</li> </ul>	d for the site (e.g., recycling	or manater station, composting	g, randitil, Of
ii. Anticipated rate of disposal/processing:			
•Tons/month, if transfer or other non	-combustion/thermal treatm	ent, or	
Tons/hour, if combustion or thermal	treatment		
iii. If landfill, anticipated site life:			
t. Will proposed action at the site involve the commercial waste?	al generation, treatment, sto	rage, or disposal of hazardous	□Yes No
If Yes:		0.00	
i. Name(s) of all hazardous wastes or constituents to b	e generated, handled or ma	naged at facility:	
ii. Generally describe processes or activities involving	hazardous wastes or consti	tuents:	
iii. Specify amount to be handled or generated	ions/month	and constituents.	
iv. Describe any proposals for on-site minimization, re-	cycling or reuse of nazardo	us constituents.	
v. Will any hazardous wastes be disposed at an existing	g offsite hazardous waste fa	acility?	Yes No
If Yes: provide name and location of facility:			
		1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	
If No: describe proposed management of any hazardous	wastes which will not be s	ent to a nazardous waste facilit	y:
E. Site and Setting of Proposed Action			
E.1. Land uses on and surrounding the project site			
a. Existing land uses.			
i. Check all uses that occur on, adjoining and near the	project site.		
☐ Urban ☐ Industrial ☐ Commercial ☐ Resid			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other	(specify):		
ii. If mix of uses, generally describe:			
<del></del>			
b. Land uses and covertypes on the project site.			
Land use or	Current	Acreage After	Change
Covertype	Acreage	Project Completion	(Acres +/-)
Roads, buildings, and other paved or impervious surfaces			
Meadows, grasslands or brushlands (non- agricultural, including abandoned agricultural)			
Agricultural			
(includes active orchards, field, greenhouse etc.)			
• Surface water features			
(lakes, ponds, streams, rivers, etc.)		*	
Wetlands (freshwater or tidal)			
Non-vegetated (bare rock, earth or fill)			
Other			
Describe:			
		1	

c. Is the project site presently used by members of the community for public recreation?  i. If Yes: explain:	□ Yes No
<ul> <li>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, license day care centers, or group homes) within 1500 feet of the project site?</li> <li>If Yes,</li> <li>i. Identify Facilities:</li> </ul>	ed □Yes <b>\</b> No
e. Does the project site contain an existing dam?	□Yes <b>∑</b> No
If Yes:	
i. Dimensions of the dam and impoundment:	
Dam height:     feet	
Dam length: feet	
Surface area: acres	
Volume impounded: gallons OR acre-feet	
ii. Dam's existing hazard classification:  iii. Provide date and summarize results of last inspection:	
m. Frovide date and summarize results of fast inspection.	
Has the project site ever been used as a municipal, commercial or industrial solid waste management facility or does the project site adjoin property which is now, or was at one time, used as a solid waste management.	y, □Yes☑No t facility?
Yes: i. Has the facility been formally closed?	□Yes□ N
1. 1143 the facility occil formally closed:	
If yes, cite sources/documentation:	
If yes, cite sources/documentation:	
• If yes, cite sources/documentation:  i. Describe the location of the project site relative to the boundaries of the solid waste management facility:	
• If yes, cite sources/documentation:  i. Describe the location of the project site relative to the boundaries of the solid waste management facility:  i. Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous wastes.	□Yes⊠No
If yes, cite sources/documentation:  Describe the location of the project site relative to the boundaries of the solid waste management facility:  Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous wastes:	□Yes☑No
• If yes, cite sources/documentation:  i. Describe the location of the project site relative to the boundaries of the solid waste management facility:  ii. Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous was Yes:  Describe waste(s) handled and waste management activities, including approximate time when activities or	□Yes☑No ste? ccurred:
If yes, cite sources/documentation:  i. Describe the location of the project site relative to the boundaries of the solid waste management facility:  Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous wastes:  Describe waste(s) handled and waste management activities, including approximate time when activities of the proposed project site, or have any emedial actions been conducted at or adjacent to the proposed site?	□Yes☑No ste? ccurred: □Yes☑ No
• If yes, cite sources/documentation:  i. Describe the location of the project site relative to the boundaries of the solid waste management facility:  i. Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous wastes:  Describe waste(s) handled and waste management activities, including approximate time when activities of the proposed actions been conducted at or adjacent to the proposed site?  Tes:  Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site	□Yes☑No
If yes, cite sources/documentation:  i. Describe the location of the project site relative to the boundaries of the solid waste management facility:  i. Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous wastes:  Describe waste(s) handled and waste management activities, including approximate time when activities of the proposed actions been conducted at or adjacent to the proposed site?  Tes:  Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:	☐ Yes ☑ No ste? ccurred: ☐ Yes ☑ No ☐ Yes ☐ No
• If yes, cite sources/documentation:  i. Describe the location of the project site relative to the boundaries of the solid waste management facility:  i. Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous wastes:  Describe waste(s) handled and waste management activities, including approximate time when activities or proposed waste(s) handled and waste management activities, including approximate time when activities or emedial actions been conducted at or adjacent to the proposed site?  Yes:  Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes - Spills Incidents database  Provide DEC ID number(s):  Yes - Environmental Site Remediation database  Provide DEC ID number(s):	□ Yes☑No
• If yes, cite sources/documentation:  ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  ii. Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous wastes:  Describe waste(s) handled and waste management activities, including approximate time when activities of the proposed site?  Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes:  Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes - Spills Incidents database  Provide DEC ID number(s):  Yes - Environmental Site Remediation database  Provide DEC ID number(s):	□ Yes☑No
• If yes, cite sources/documentation:  ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  ii. Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous wastes:  Describe waste(s) handled and waste management activities, including approximate time when activities of the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes:  Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes – Spills Incidents database  Provide DEC ID number(s):	□ Yes☑No
• If yes, cite sources/documentation:  i. Describe the location of the project site relative to the boundaries of the solid waste management facility:  ii. Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous wastes:  Describe waste(s) handled and waste management activities, including approximate time when activities of the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes:  Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes - Spills Incidents database  Provide DEC ID number(s):  Yes - Environmental Site Remediation database  Provide DEC ID number(s):	□ Yes☑No

v. Is the project site subject to an institutional control limiting property uses?	□Yes No
A If yes DEC site ID number:	
Describe the type of institutional control (e.g., deed restriction or easement):	
Describe any use limitations:	
<ul> <li>Describe any engineering controls:</li> <li>Will the project affect the institutional or engineering controls in place?</li> </ul>	☐ Yes ☐ No
Will the project affect the institutional or engineering controls in place?     Explain:	<b>D</b> = 62 <b>D</b> 110
Explain.	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site?	
o. Are there bedrock outcroppings on the project site?	☐ Yes No
f Yes, what proportion of the site is comprised of bedrock outcroppings?%	APPROXES SERVICE SE
. Predominant soil type(s) present on project site:	_% %
	%
. What is the average depth to the water table on the project site? Average: feet	
Drainage status of project site soils: Well Drained: % of site	
Moderately Well Drained:% of site	
Poorly Drained% of site	
Approximate proportion of proposed action site with slopes: 0-10%: % of site	
Approximate proportion of proposed action site with slopes: 0-10%: % of site 10-15%: % of site	2
Approximate proportion of proposed action site with slopes: 0-10%: % of site 10-15%: % of site 15% or greater: % of site	☐ Yes <b></b> ☑No
Approximate proportion of proposed action site with slopes:     0-10%:	□Yes☑No
Approximate proportion of proposed action site with slopes:     0-10%:	
Approximate proportion of proposed action site with slopes:     0-10%:	∐Yes <b>⊠</b> No
Approximate proportion of proposed action site with slopes:     0-10%:	
Approximate proportion of proposed action site with slopes:     0-10%:	□Yes <b>⊠</b> No
Approximate proportion of proposed action site with slopes:     0-10%:	∐Yes <b>⊠</b> No
Approximate proportion of proposed action site with slopes:     0-10%:	□Yes☑No □Yes☑No □Yes□No
Approximate proportion of proposed action site with slopes:     0-10%:	□Yes <b>∑</b> No □Yes☑No □Yes□No
Approximate proportion of proposed action site with slopes:     10-15%:	□Yes <b>∑</b> No □Yes☑No □Yes□No
Approximate proportion of proposed action site with slopes:     0-10%:	□Yes☑No □Yes☑No □Yes□No
Approximate proportion of proposed action site with slopes:     0-10%:	□Yes <b>∑</b> No □Yes☑No □Yes□No
Approximate proportion of proposed action site with slopes:     0-10%:	☐Yes No ☐Yes No ☐Yes No
Approximate proportion of proposed action site with slopes:     0-10%:	☐Yes No ☐Yes No ☐Yes No
Approximate proportion of proposed action site with slopes:	□Yes☑No □Yes□No □Yes□No :
Approximate proportion of proposed action site with slopes:    10-15%:	☐Yes☑No ☐Yes☐No ☐Yes☐No ☐Yes☐No ☐Yes☐No
Approximate proportion of proposed action site with slopes:	☐Yes No

D. di	ninity?	□Yes⊠No
<ul> <li>Does the project site contain a designated significant natural comm</li> <li>f Yes:</li> <li>i. Describe the habitat/community (composition, function, and basis</li> </ul>		123
ii. Source(s) of description or evaluation:		
ii, Extent of community/habitat:  Currently:	acres	
Following completion of project as proposed:	acres	
• Gain or loss (indicate + or -):	acres	
Does project site contain any species of plant or animal that is liste endangered or threatened, or does it contain any areas identified as	d by the federal government or NYS as habitat for an endangered or threatened sp	□ Yes☑N ecies?
Does the project site contain any species of plant or animal that is	listed by NVS as rate or as a species of	□Yes☑N
special concern?	instead by INTS as tare, or as a species of	
22		
s the project site or adjoining area currently used for hunting, trapp	oing, fishing or shell fishing?	□Yes⊠N
es, give a brief description of how the proposed action may affect	that use:	
. Designated Public Resources On or Near Project Site		
the project site, or any portion of it, located in a designated agrica	ultural district certified pursuant to	☐Yes No
Agriculture and Markets Law, Article 25-AA, Section 303 and 304	1?	
es, provide county plus district name/number:		
are agricultural lands consisting of highly productive soils present?		☐Yes No
If Yes: acreage(s) on project site?		
Source(s) of soil rating(s):		
oes the project site contain all or part of, or is it substantially con-	tiguous to, a registered National	☐Yes No
latural Landmark?		
es: Nature of the natural landmark:   Biological Community	Geological Feature	
Provide brief description of landmark, including values behind de	esignation and approximate size/extent:	
the project site located in or does it adjoin a state listed Critical E	nvironmental Area?	☐ Yes <b>X</b> No
the project site located in or does it adjoin a state listed Critical Es:		
		∐Yeş <b>K</b> ]No

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district	
which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the	☐ Yes No
State or National Register of Historic Places?  If Yes:	
i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District	
ii. Name:	
iii. Brief description of attributes on which listing is based:	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	□Yes <b>∑</b> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	□Yes ⋈No
If Yes:	
i. Describe possible resource(s):	
ii. Basis for identification:	
h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or loca scenic or aesthetic resource?	l □Yes☑No
If Yes:	
<ul><li>i. Identify resource:</li><li>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic training</li></ul>	il or scenic byway.
etc.):	
iii. Distance between project and resource: miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	☐ Yes No
If Yes:	
i. Identify the name of the river and its designation:	☐Yes ☐No
n. Is the activity consistent with development restrictions contained in divincial ratioos.	
F. Additional Information  Attach any additional information which may be needed to clarify your project.	
	€ impacts plus any
Attach any additional information which may be needed to clarify your project.  If you have identified any adverse impacts which could be associated with your proposal, please describe thos measures which you propose to avoid or minimize them.  G. Verification	€ impacts plus any
Attach any additional information which may be needed to clarify your project.  If you have identified any adverse impacts which could be associated with your proposal, please describe thos measures which you propose to avoid or minimize them.  G. Verification  I certify that the information provided is true to the best of my knowledge.	€ impacts plus any
Attach any additional information which may be needed to clarify your project.  If you have identified any adverse impacts which could be associated with your proposal, please describe thos measures which you propose to avoid or minimize them.  G. Verification	€ impacts plus any





Applicant:

# Plattsburgh, NewYork

Building & Zoning Dept. 41 City Hail Place Plattsburgh, New York 12901

Ph: 518-563-7707 Fax: 518-563-6426

USE	AREA	SUP
CLASS A VARIANCE	CLASS B VARIANCE	SPECIAL USE PERMIT
Date: 4-24-15	Appeal No.:	2032

An application is hereby made to the Zoning Board of Appeals pursuant to the City of Plattsburgh Zoning Ordinance for a variance to allow the property use as herein described.

Shelley A Fracalossi

		/
Applicant's Address:		PO BOX 1527
**		Piattsburgh NY 12901
Telephone No.:		Piattsburgh NY 12901 518-645-3475 (wark 561-1517)
Parcel Identification:		207.19-5-14
Location of Request:		27 William St
Property Owner:		Shelley Fracalossi
Request Description:	12	Construct up to a 10' Fence around back yard to replace damaged hedge
tantonii — common de la common de		back yard to replace damaged hedge
Zoning District:		RH
Section Appealed:		
Previous Appeal:	No.:_	Date:
Identify Applicant's Right	t to App	ly for Variance:
Ownership:		Long Term Lease:Contract To Purchase:
Other (Please Explain):		
13 copies of exi	isting ar	nces must be accompanied by: and proposed site plan and proposed floor plan
provided they are direct consistent with the spirit	etly related in the second contract of the se	may impose reasonable conditions and restrictions on the grant of area and use variances ated to and incidental to the proposed use of the property. Such conditions shall be intent of the zoning law, and shall be imposed for the purpose of minimizing any adverse on the neighborhood or community.
* Alexacal	ass	
Signature (Owner/Applic Shelley Fra	cant)	Notary Public
Print First and Last Name	8	The state of the s

<sup>\*</sup>Signatures other than the Property Owner, require a Letter of Authorization to apply.

#### Full Environmental Assessment Form Part 1 - Project and Setting

#### Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

### A. Project and Sponsor Information.

Name of Action or Project: Privacy Fence Request 27 Wi	1112 12 51 12 9	
Project Location (describe, and attach a general location map):	111am St., 121	01
	1	
27 William St Plattsburg	7 1290	/
Brief Description of Proposed Action (include number or need):		
Construct privacy fence to replace 20ft hedge das in December 2014 - Fence hide the construction equipment and hopefully reduce light as South + north neighbors par	around bac	Kyard
to replace 20ft hedge da	naged by 5	now
In December 2014 - Fen	ce forprivac	y and to
hide the construction equipmen:	t+debris of s	duth neigh
and hopefully reduce light as	id noise from	n both
South + north neighbor's par	King areas	
Name of Applicant/Sponsor:	Telephone: 5/8-561-	1517 (645-34
Shelley Fracalossi	E-Mail: Shelley 44	
Address: 27 William St, POBX		
Plattsburgh	State: N \	Zip Code: / 290/
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
Same	E-Mail:	
Address:	-	
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
Sune	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

## B. Government Approvals

	t Entity	If Yes: Identify Agency and Approval(s) Required	Applicat (Actual or	ion Date projected)
a. City Council, Town Bo or Village Board of Tr				
b. City, Town or Village Planning Board or Com	☐Yes☐No nmission			
c. City Council, Town or Village Zoning Board o	<b>Y</b> es □No	City Loning BUARD		
d. Other local agencies	□Yes□No			
e. County agencies	□Yes□No			
Regional agencies	□Yes □No			
. State agencies	□Yes□No			
. Federal agencies	□Yes □No		V	
Coastal Resources.  i. Is the project site with	hin a Coastal Area, o	r the waterfront area of a Designated Inland Waterwa	ay?	☐Ýes ☐No
ii. Is the project site loca	ated in a community in a Coastal Erosion	with an approved Local Waterfront Revitalization Pr Hazard Area?	ogram?	ØYes□No □YesØNo
Planning and Zoning				
1. Planning and zoning	actions.			
<ul> <li>If Yes, complete se</li> </ul>	st be granted to enablections C, F and G.	e the proposed action to proceed?  ethe all remaining sections and questions in Part 1	rulation be the	□Yes <b>□</b> No
2. Adopted land use plan	ts.			
	ted (city, town, villa	ge or county) comprehensive land use plan(s) include	de the site	□Yes□No
Oo any municipally- adop	would be located?		ed action	□Yes□No
where the proposed action	ive plan include spec	ific recommendations for the site where the propose		
where the proposed action yes, does the comprehensial ald be located?	action within any loc	ific recommendations for the site where the proposes alor regional special planning district (for example ed State or Federal heritage area; watershed manage	: Greenway	□Yes□Ñ
where the proposed action yes, does the comprehensiald be located? so the site of the proposed of Brownfield Opportunity A prother?)	action within any loc	eal or regional special planning district (for example	: Greenway	□Yes □No

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	☐Yes☐No
b. Is the use permitted or allowed by a special or conditional use permit?	XYes□No
c. Is a zoning change requested as part of the proposed action?  If Yes,  i. What is the proposed new zoning for the site?	□Yes⊠No
C.4. Existing community services.	
a. In what school district is the project site located? Plattsburgh City	
b. What police or other public protection forces serve the project site?	
c. Which fire protection and emergency medical services serve the project site?	
d. What parks serve the project site?	
D. Project Details	
D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if m components)? Residential to the components.	ixed, include all
b. a. Total acreage of the site of the proposed action?  b. Total acreage to be physically disturbed?  c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  acres	
<ul> <li>i. Is the proposed action an expansion of an existing project or use?</li> <li>i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, m square feet)?</li> <li>%</li></ul>	☐ Yes⊠ No iles, housing units,
. Is the proposed action a subdivision, or does it include a subdivision?  Yes,  i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	□Yes ☑No
ii. Is a cluster/conservation layout proposed? ii. Number of lots proposed? iv. Minimum and maximum proposed lot sizes? Minimum Maximum	□Yes⊠No
Will proposed action be constructed in multiple phases?  If No, anticipated period of construction:  If Yes:	□ Yes No
<ul> <li>Total number of phases anticipated</li> <li>Anticipated commencement date of phase 1 (including demolition) month year</li> <li>Anticipated completion date of final phase month year</li> <li>Generally describe connections or relationships among phases, including any contingencies where prodetermine timing or duration of future phases:</li> </ul>	ogress of one phase may

7.037	ct include new resi	idential uses?			C) 1 esixivo
If yes, snow has	nbers of units prop One Family	osed. <u>Two Family</u>	Three Family	Multiple Family (four or more)	
Initial Phase	<u> </u>	<u> </u>			
At completion			(**************************************		
of all phases				1	
	osed action include	new non-residenti	ial construction (incl	ading expansions)?	□Yes⊠No
f Yes,	-f et et e			ia.	
ii. Dimensions (	of structures	proposed structure:	height:	width; andlength	
iii. Approximate	extent of building	space to be heated	or cooled:	square feet	
. Does the propo	sed action include	construction or oth	her activities that wil	I result in the impoundment of any	□Yes▼No
liquids, such as f Yes,	creation of a wate	er supply, reservoir	r, pond, lake, waste i	agoon or other storage?	
i. Purpose of the	impoundment:				
i. If a water impo	oundment, the prin	cipal source of the	water:	Ground water Surface water stre	ams Other spec
			contained liquids an		
		•	_		0.0
Approximate s	ize of the proposed	d impoundment.	Volume:	million gallons; surface area: height; length	ac
Construction n	the proposed dam	or impounding su	ructure:	neight; length acture (e.g., earth fill, rock, wood, co	ncrete):
/. Construction in	Teniominaterials i	or me brobosed do	m or mibomionis er	acture (e.g., carm mi, room, wood, co.	nerecej.
2. Project Oper	rations				
Not including g	eneral cite nrenara	iny excavation, mi	ining, or dredging, di	or foundations where all excavated	1? ☐Yes No
materials will rer Yes:	eneral site prepara main onsite)	tion, grading or in	stallation of utilities	or foundations where all excavated	i? ∐Yes⊠No
materials will ren Yes: .What is the purp How much mate:	eneral site prepara main onsite) pose of the excavat rial (including roci	tion, grading or in tion or dredging? k, earth, sediments	stallation of utilities	or foundations where all excavated  be removed from the site?	1? ∐Yes⊠No
materials will ren Yes: .What is the purp How much mate  Volume (s	eneral site prepara main onsite) nose of the excavar rial (including roci pecify tons or cub	tion, grading or in tion or dredging? k, earth, sediments ic yards):	stallation of utilities	or foundations where all excavated  be removed from the site?	i? ∐Yes⊠No
materials will ren Yes: . What is the purp How much mate:  Volume (s Over what	eneral site prepara main onsite)  cose of the excavatial (including roci pecify tons or cub	tion, grading or in tion or dredging? k, earth, sediments ic yards):	stallation of utilities	or foundations where all excavated  be removed from the site?	
materials will ren Yes: . What is the purp How much mate:  Volume (s Over what	eneral site prepara main onsite)  cose of the excavatial (including roci pecify tons or cub	tion, grading or in tion or dredging? k, earth, sediments ic yards):	stallation of utilities	or foundations where all excavated  be removed from the site?	
materials will ren Yes: . What is the purp How much mater  Volume (s  Over what Describe nature	eneral site prepara main onsite)  cose of the excavatival (including roci pecify tons or cub duration of time?  and characteristics	tion, grading or in tion or dredging? k, earth, sediments ic yards):	stallation of utilities s, etc.) is proposed to e excavated or dredg	or foundations where all excavated  be removed from the site?	ose of them.
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materials will rer Yes: What is the purp How much mate Volume (s Over what Describe nature Will there be or If yes, describe	eneral site prepara main onsite)  cose of the excavarial (including roci pecify tons or cub duration of time? and characteristics	tion, grading or in tion or dredging? k, earth, sediments ic yards): s of materials to be	stallation of utilities s, etc.) is proposed to e excavated or dredg	or foundations where all excavated  be removed from the site?  ed, and plans to use, manage or dispo	ose of them.
materials will ren Yes: What is the purp How much mate Volume (s Over what Describe nature  Will there be or If yes, describe.	eneral site prepara main onsite)  cose of the excavarial (including rock pecify tons or cub duration of time? and characteristics	tion, grading or in tion or dredging? k, earth, sediments ic yards): s of materials to be r processing of exceed d or excavated?	stallation of utilities  s, etc.) is proposed to e excavated or dredge cavated materials?	or foundations where all excavated  be removed from the site?  ed, and plans to use, manage or dispo	ose of them.
materials will rer Yes: . What is the purp How much mater • Volume (s • Over what Describe nature  Will there be or If yes, describe. What is the total What is the max What would be t	eneral site preparamain onsite)  cose of the excavatival (including rocipecify tons or cubic duration of time?  and characteristics  asite dewatering or area to be dredged imum area to be when maximum deptimain on the control of th	tion, grading or in tion or dredging? k, earth, sediments ic yards): s of materials to be r processing of exc d or excavated? vorked at any one with of excavation or	stallation of utilities  s, etc.) is proposed to e excavated or dredge cavated materials?	or foundations where all excavated  be removed from the site?  ed, and plans to use, manage or dispo	ose of them.
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materials will rer Yes: . What is the purp How much mater • Volume (s • Over what Describe nature  Will there be on If yes, describe.  What is the total What is the max What would be t Will the excavar	eneral site preparamain onsite)  cose of the excavatival (including rocipecify tons or cubic duration of time?  and characteristics  area to be dredged imum area to be with emaximum deptition require blastir	tion, grading or in tion or dredging? k, earth, sediments ic yards): s of materials to be r processing of exc d or excavated? vorked at any one in the of excavation or ing?	stallation of utilities  s, etc.) is proposed to e excavated or dredg cavated materials?  time?	or foundations where all excavated  be removed from the site?  ed, and plans to use, manage or dispo	ose of them.
materials will remain yes:  . What is the purp How much materials  • Volume (s  • Over what Describe nature  . Will there be on If yes, describe.  What is the total What is the maximum what would be to will the excavariant will the excavariant will the propose.	eneral site preparamain onsite)  cose of the excavatival (including rock pecify tons or cub duration of time? and characteristics ensite dewatering or area to be dredged image area to be whe maximum dept toon require blastic eclamation goals area action cause or	tion, grading or in tion or dredging? k, earth, sediments ic yards): s of materials to be r processing of exc d or excavated? vorked at any one in the of excavation or ing? and plan: result in alteration	stallation of utilities  s, etc.) is proposed to e excavated or dredge cavated materials?  time? r dredging?	or foundations where all excavated  be removed from the site?  ed, and plans to use, manage or dispo	ose of them.
materials will rer Yes: . What is the purp How much materials • Volume (s • Over what Describe nature  . Will there be on If yes, describe. What is the total What is the maximum what would be to Will the excavar Summarize site re- vould the propose	eneral site preparamain onsite)  cose of the excavatival (including rock pecify tons or cub duration of time? and characteristics ensite dewatering or area to be dredged image area to be whe maximum dept toon require blastic eclamation goals area action cause or	tion, grading or in tion or dredging? k, earth, sediments ic yards): s of materials to be r processing of exc d or excavated? vorked at any one in the of excavation or ing? and plan: result in alteration	stallation of utilities  s, etc.) is proposed to e excavated or dredg cavated materials?  time? r dredging?	or foundations where all excavated  be removed from the site?  ed, and plans to use, manage or dispo	ese of them.  Yes No
materials will ref Yes: . What is the purp How much mater • Volume (s • Over what Describe nature . Will there be on If yes, describe. What is the total What is the maximum what would be to Will the excavar Summarize site ref Tould the propose to any existing ves:	eneral site preparamain onsite)  cose of the excavatival (including rocipecify tons or cub duration of time?  and characteristics  area to be dredged including area to be with emaximum dept tion require blastire eclamation goals area action cause or wetland, waterbody	tion, grading or in tion or dredging? k, earth, sediments ic yards): s of materials to be r processing of exc d or excavated? vorked at any one th of excavation or ag? and plan: result in alteration by, shoreline, beac	stallation of utilities  s, etc.) is proposed to e excavated or dredge cavated materials?  time? r dredging?  n of, increase or dech or adjacent area?	or foundations where all excavated  be removed from the site?  ed, and plans to use, manage or dispo acresacresacresfeet	ose of them.  Yes No  Yes No  Yes No
materials will rem Yes: . What is the purp How much materials • Volume (s • Over what Describe nature  Will there be on If yes, describe. What is the total What is the maximum what would be to Will the excavar Summarize site rem Vould the proposed any existing wes: dentify the wetland	eneral site prepara main onsite)  cose of the excavatival (including rock pecify tons or cub duration of time? and characteristics ensite dewatering or area to be dredged imum area to be whe maximum dept tion require blastic eclamation goals a ed action cause or wetland, waterbody and or waterbody.	tion, grading or in tion or dredging? k, earth, sediments ic yards): s of materials to be r processing of exc d or excavated? vorked at any one th of excavation or ag? and plan: result in alteration by, shoreline, beac which would be at	stallation of utilities  s, etc.) is proposed to e excavated or dredge cavated materials?  time? r dredging?  n of, increase or dech or adjacent area?	or foundations where all excavated  be removed from the site?  ed, and plans to use, manage or disponsacres acres feet  rease in size of, or encroachment  ater index number, wetland map num	Yes No

Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placemateration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square	ent of structures, or uare feet or acres:
Will proposed action cause or result in disturbance to bottom sediments?  If Yes, describe:	□Yes□No
Will proposed action cause or result in the destruction or removal of aquatic vegetation?  If Yes:	□Yes□No
acres of aquatic vegetation proposed to be removed:	
expected acreage of aquatic vegetation remaining after project completion:	
<ul> <li>purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):</li> </ul>	
proposed method of plant removal:	
if chemical/herbicide treatment will be used, specify product(s):	
Describe any proposed reclamation/mitigation following disturbance:	
fill the proposed action use, or create a new demand for water?	□Yes XNo
es:	
Total anticipated water usage/demand per day: gallons/day	□Yes <b>X</b> No
Will the proposed action obtain water from an existing public water supply?	L Yes XINo
es:	
Name of district or service area:	Day - Day
Does the existing public water supply have capacity to serve the proposal?	☐ Yes☐ No
Is the project site in the existing district?	☐ Yes☐ No
Is expansion of the district needed?	□Yes□No
Do existing lines serve the project site?	☐ Yes☐ No
Vill line extension within an existing district be necessary to supply the project?	□Yes □No
Describe extensions or capacity expansions proposed to serve this project:	
Source(s) of supply for the district:	
a new water supply district or service area proposed to be formed to serve the project site?	☐ Yes ☐No
Applicant/sponsor for new district:	
Date application submitted or anticipated:	
Proposed source(s) of supply for new district:	
a public water supply will not be used, describe plans to provide water supply for the project:	
water supply will be from wells (public or private), maximum pumping capacity: gallons/mi	nute.
the proposed action generate liquid wastes?	☐ Yes <b>X</b> No
al anticipated liquid waste generation per day: gallons/day ture of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe al	T
roximate volumes or proportions of each):	components and
	_
the proposed action use any existing public wastewater treatment facilities?	□Yes □No
es: Name of wastewater treatment plant to be used:	
Name of wastewater treatment plant to be used:  Name of district:	
Name of wastewater treatment plant to be used:  Name of district:  Does the existing wastewater treatment plant have capacity to serve the project?	□Yes□No
Name of wastewater treatment plant to be used:  Name of district:	

Г		
1 .	Do existing sewer lines serve the project site?	□Yes□No
•	Will line extension within an existing district be necessary to serve the project?	□Yes□No
1	If Yes:	
1	Describe extensions or capacity expansions proposed to serve this project:	
1	a new wastewater (sewage) treatment district be formed to serve the project site?	□Yes □No
If Y		
•	Applicant/sponsor for new district:	
•	Date application submitted or anticipated:	
	What is the receiving water for the wastewater discharge?	
v. If pu	blic facilities will not be used, describe plans to provide wastewater treatment for the project, including spe	citying proposed
тесе	iving water (name and classification if surface discharge, or describe subsurface disposal plans):	
w Desc	ribe any plans or designs to capture, recycle or reuse liquid waste:	
M. Desc	Tible any plans of designs to capture, recycle of reuse figure waste.	
A 317:11 4	he proposed action disturb more than one acre and create stormwater runoff, either from new point	□Yes No
e, will t	ne proposed action disturb more than one acre and create stormwater funding the point	L1 1 C3 A1110
	es (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point	
	e (i.e. sheet flow) during construction or post construction?	
If Yes:		
i. How	much impervious surface will the project create in relation to total size of project parcel?	
	Square feet or acres (impervious surface)	
	Square feet or acres (parcel size)	
ii. Descr	ibe types of new point sources.	
2745		
iii. Where	e will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent	properties,
2701	ndwater, on-site surface water or off-site surface waters)?	
2		
• 1	f to surface waters, identify receiving water bodies or wetlands:	
-		
• 1	Vill stormwater runoff flow to adjacent properties?	☐Yes☐No
v. Does p	roposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?	□Yes□No
Does th	e proposed action include, or will it use on-site, one or more sources of air emissions, including fuel	□Yes XNo
combus	tion, waste incineration, or other processes or operations?	
f Yes, ide		
	e sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)	
i. MODE	e sources during project operations (e.g., neavy equipment, freet or derivery venteres)	
ii Station	nary sources during construction (e.g., power generation, structural heating, batch plant, crushers)	
ii. Dunioi.	mry sources during constitution (e.g., power generation, structural neutrals, cases proses,	
ii. Station	ary sources during operations (e.g., process emissions, large boilers, electric generation)	
SECOND SEC	, , , , , , , , , , , , , , , , , , , ,	
Will anv	air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit,	☐Yes No
	al Clean Air Act Title IV or Title V Permit?	400
Yes:		
	oject site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet	□Yes□No
	air quality standards for all or some parts of the year)	
In addition	on to emissions as calculated in the application, the project will generate:	
•	Tons/year (short tons) of Carbon Dioxide (CO <sub>2</sub> )	
•	Tons/year (short tons) of Nitrous Oxide (N <sub>2</sub> O)	
•	Tons/year (short tons) of Perfluorocarbons (PFCs)	
	Tons/year (short tons) of Sulfur Hexafluoride (SF <sub>6</sub> )	
	Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)	
•	Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants,	□Yes X No
landfills, composting facilities)?	
If Yes:	
i. Estimate methane generation in tons/year (metric):	to generate l
ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to	to generate neat or
electricity, flaring):	
The second secon	□Yes⊠No
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as	□ 1 c2 1/40
quarry or landfill operations?	
If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):	
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial	□Yes <b>X</b> No
new demand for transportation facilities or services?	
If Yes:	
i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend	
Randomly between hours of to	
ii. For commercial activities only, projected number of semi-trailer truck trips/day:	
ii. Parking spaces: Existing Proposed Net increase/decrease	
iv. Does the proposed action include any shared use parking?	1 es1/0
v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing	ing access, describe:
	1
vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?	∏Yes ∏No
vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electr	
or other alternative fueled vehicles?	
viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing	g [Yes]No
pedestrian or bicycle routes?	e <b>u</b> u
pedecatan of oteyere fource:	
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand	☐Yes No
for energy?	
If Yes:	
i. Estimate annual electricity demand during operation of the proposed action:	
ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via gr	rid/local utility or
	ila xooni aminy, or
other):	
other):	
	□Yes□No
	□Yes□No
ii. Will the proposed action require a new, or an upgrade to, an existing substation?	∐Yes ∏No
Will the proposed action require a new, or an upgrade to, an existing substation?  Hours of operation. Answer all items which apply.	∐Yes ∏No
Will the proposed action require a new, or an upgrade to, an existing substation?  Hours of operation. Answer all items which apply.  i. During Construction:  ii. During Operations:	
Hours of operation. Answer all items which apply.  i. During Construction:  Monday - Friday:  Monday - Friday:  Monday - Friday:	
Hours of operation. Answer all items which apply.  i. During Construction:  Monday - Friday:  Saturday:  Saturday:  Saturday:  Saturday:  Saturday:  ii. During Operations:  Monday - Friday:  Saturday:  Saturday:	
ii. Will the proposed action require a new, or an upgrade to, an existing substation?  Hours of operation. Answer all items which apply.  i. During Construction:  Monday - Friday:  Monday - Friday:  Monday - Friday:	

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?	□Yes No
If yes:  i. Provide details including sources, time of day and duration:	
ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Describe:	□Yes□No
n Will the proposed action have outdoor lighting?	□ Yes No
If yes:  i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Describe:	□Yes□No
Does the proposed action have the potential to produce odors for more than one hour per day?  If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:	□Yes⊠No
. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  FYes: i. Product(s) to be stored i. Volume(s) per unit time (e.g., month, year)	□Yes⊠No
i. Generally describe proposed storage facilities:  Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides,	☐ Yes No
insecticides) during construction or operation? Yes: i. Describe proposed treatment(s):	72
Will the proposed action use Integrated Pest Management Practices?	☐ Yes ☐ No
Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes:	
Describe any solid waste(s) to be generated during construction or operation of the facility:  • Construction: tons per (unit of time)	
<ul> <li>Operation: tons per (unit of time)</li> <li>Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste</li> <li>Construction:</li> </ul>	
• Operation:	
Proposed disposal methods/facilities for solid waste generated on-site:  Construction:	
• Operation:	

s. Does the proposed action include construction or me	odification of a solid waste n	nanagement facility?	☐ Yes No
If Yes:  i. Type of management or handling of waste propose other disposal activities):			
ii. Anticipated rate of disposal/processing:			
• Tons/month, if transfer or other nor		ent, or	
Tons/hour, if combustion or therma			
iii. If landfill, anticipated site life:			
t. Will proposed action at the site involve the commerc waste?	ial generation, treatment, sto	rage, or disposal of hazardous	□Yes¤No
If Yes:  i. Name(s) of all hazardous wastes or constituents to	be generated, handled or ma	naged at facility:	
ii. Generally describe processes or activities involving	hazardous wastes or consti	tuents:	
iii. Specify amount to be handled or generatediv. Describe any proposals for on-site minimization, re		us constituents:	
v. Will any hazardous wastes be disposed at an existing	ng officia hazardous waste f	acility?	☐Yes ☐No
7077 11 11 4 00 11	ig offsite flazardods waste is		
If No: describe proposed management of any hazardous	wastes which will not be se	ent to a hazardous waste facilit	y:
S <del></del>			
E. Site and Setting of Proposed Action			
E.1. Land uses on and surrounding the project site			
a. Existing land uses.			
<ul> <li>i. Check all uses that occur on, adjoining and near the</li> </ul>	nroject site		
☐ Urban ☐ Industrial ☐ Commercial ☐ Resi	dential (suburban) 🔲 Ru	ral (non-farm)	
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Othe	er (specify):		
ii. If mix of uses, generally describe:			
300000			
b. Land uses and covertypes on the project site.			
Land use or	Current	Acreage After	Change
Covertype	Acreage	Project Completion	(Acres +/-)
Roads, buildings, and other paved or impervious			
surfaces Forested			
Meadows, grasslands or brushlands (non- agricultural, including abandoned agricultural)			
Agricultural (includes active orchards, field, greenhouse etc.)			
Surface water features			
(lakes, ponds, streams, rivers, etc.)			
Wetlands (freshwater or tidal)			
Non-vegetated (bare rock, earth or fill)			
Other			
Describe:			
		100	

c. Is the project site presently used by members of the community for public recreation?  i. If Yes: explain:	□Yes No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  If Yes,	□Yes <b>∑</b> No
i. Identify Facilities:	
e. Does the project site contain an existing dam?	□Yes \No
f Yes:  i. Dimensions of the dam and impoundment:	
Pour Life Land Fact	
Dam height: feet	
Surface area:     acres	
Volume impounded: gallons OR acre-feet	
ii. Dam's existing hazard classification:	
iii. Provide date and summarize results of last inspection:	
Has the project site ever been used as a municipal, commercial or industrial solid waste management facility,	□Yes☑No
or does the project site adjoin property which is now, or was at one time, used as a solid waste management fa	cility?
Yes:	
i. Has the facility been formally closed?	☐Yes☐ No
If yes, cite sources/documentation:	
• If yes, cite sources/documentation:	
• If yes, cite sources/documentation:	
i. Describe the location of the project site relative to the boundaries of the solid waste management facility:	
Describe the location of the project site relative to the boundaries of the solid waste management facility:  Describe any development constraints due to the prior solid waste activities:	
i. Describe the location of the project site relative to the boundaries of the solid waste management facility:	□Yes∑No
i. Describe the location of the project site relative to the boundaries of the solid waste management facility:  ii. Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin	☐ Yes No
i. Describe the location of the project site relative to the boundaries of the solid waste management facility:  ii. Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes:  Describe waste(s) handled and waste management activities, including approximate time when activities occur	Yes No
Describe the location of the project site relative to the boundaries of the solid waste management facility:  Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes:  Describe waste(s) handled and waste management activities, including approximate time when activities occur.  Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?	☐ Yes No
Describe the location of the project site relative to the boundaries of the solid waste management facility:  Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste. Yes:  Describe waste(s) handled and waste management activities, including approximate time when activities occur. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Ves:  Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site	Yes No
Describe the location of the project site relative to the boundaries of the solid waste management facility:  Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes:  Describe waste(s) handled and waste management activities, including approximate time when activities occur.  Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Ves:  Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:	Yes No
Describe the location of the project site relative to the boundaries of the solid waste management facility:  Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste. Yes:  Describe waste(s) handled and waste management activities, including approximate time when activities occurrently of the site listed at or adjacent to the proposed site?  Ves:  Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes - Spills Incidents database  Provide DEC ID number(s):  Yes - Environmental Site Remediation database  Provide DEC ID number(s):	Yes No
Describe the location of the project site relative to the boundaries of the solid waste management facility:  Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste. Yes:  Describe waste(s) handled and waste management activities, including approximate time when activities occurred activities occurred in the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Ves:  Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes – Spills Incidents database  Provide DEC ID number(s):	Yes No
Describe the location of the project site relative to the boundaries of the solid waste management facility:  Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes:  Describe waste(s) handled and waste management activities, including approximate time when activities occur  Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes:  Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes - Spills Incidents database  Provide DEC ID number(s):  Yes - Environmental Site Remediation database  Provide DEC ID number(s):	Yes No
i. Describe the location of the project site relative to the boundaries of the solid waste management facility:  i. Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes:  Describe waste(s) handled and waste management activities, including approximate time when activities occupated actions been conducted at or adjacent to the proposed site?  Yes:  Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes – Spills Incidents database  Provide DEC ID number(s):  Yes – Environmental Site Remediation database  Neither database  f site has been subject of RCRA corrective activities, describe control measures:  Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?	Yes No
i. Describe the location of the project site relative to the boundaries of the solid waste management facility:  ii. Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes:  Describe waste(s) handled and waste management activities, including approximate time when activities occur.  Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Ves:  Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes - Spills Incidents database  Provide DEC ID number(s):  Yes - Environmental Site Remediation database  Provide DEC ID number(s):  Neither database  f site has been subject of RCRA corrective activities, describe control measures:	Yes No

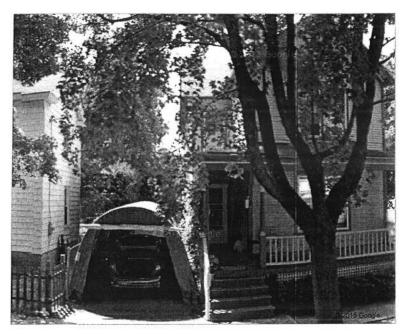
v. Is the project site subject to an institutional control limiting property uses?	☐ Y es No
If yes, DEC site ID number:  Describe the type of institutional control (e.g., deed restriction or easement):	
Describe any use limitations:	
Describe any engineering controls:	□Y es □No
<ul> <li>Will the project affect the institutional or engineering controls in place?</li> <li>Explain:</li> </ul>	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site?	
b. Are there bedrock outcroppings on the project site?  If Yes, what proportion of the site is comprised of bedrock outcroppings?	□Yes □No
c. Predominant soil type(s) present on project site:	%
	% %
d. What is the average depth to the water table on the project site? Average:feet	
e. Drainage status of project site soils: Well Drained: % of site	
☐ Moderately Well Drained:% of site ☐ Poorly Drained% of site	
f. Approximate proportion of proposed action site with slopes: \( \begin{align*}	
10-15%: % of site	
15% or greater:% of site	
g. Are there any unique geologic features on the project site?	□Yes⊠No
If Yes, describe:	
<ul><li>h. Surface water features.</li><li>i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</li></ul>	□Yes\No
ii. Do any wetlands or other waterbodies adjoin the project site?	□Yes□No
If Yes to either $i$ or $ii$ , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	□Yes□No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:  • Streams: Name Classification	
Wetlands: Name Approximate Size	
• Wetland No. (if regulated by DEC)  Wetland No. (if regulated by DEC)  Wetland No. (if regulated by DEC)  Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired	□Yes □No
waterbodies?	
f yes, name of impaired water body/bodies and basis for listing as impaired:	
. Is the project site in a designated Floodway?	□Yes □No
. Is the project site in the 100 year Floodplain?	☐Yes No
. Is the project site in the 500 year Floodplain?	☐Yes ☐No
Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?	☐Yes ☐No
FYes:	
i. Name of aquifer:	

The state of the s	
m. Identify the predominant wildlife species that occupy or use the project site:	
n. Does the project site contain a designated significant natural community?	☐Yes No
If Yes:	
i. Describe the habitat/community (composition, function, and basis for designation):	
ii. Source(s) of description or evaluation:	
iii. Extent of community/habitat:	
Currently:     acres	
Following completion of project as proposed:	
• Gain or loss (indicate + or -):	/
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened.	S as Yes No ned species?
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a speciel special concern?	es of Yes No
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  If yes, give a brief description of how the proposed action may affect that use:	□Yes ØNo
E.3. Designated Public Resources On or Near Project Site	1
Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?   f Yes, provide county plus district name/number:	∏Yes XNo
Are agricultural lands consisting of highly productive soils present?	□Yes☑No
i. If Yes: acreage(s) on project site?	<del>7</del>
ii. Source(s) of soil rating(s):	
Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes:  i. Nature of the natural landmark:   Biological Community   Geological Feature	□Yes⊠No
ii. Provide brief description of landmark, including values behind designation and approximate size/ext	
ii. Provide brief description of landmark, including values behind designation and approximate size/ext	
ii. Provide brief description of landmark, including values behind designation and approximate size/ext  Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes:  i. CEA name:	□Yes☑No
ii. Provide brief description of landmark, including values behind designation and approximate size/ext  Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes:	□Yes☑No

1990	\ /
e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?  If Yes:	¥ Yes□ No
i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District  ii. Name:	
iii. Brief description of attributes on which listing is based:	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐ Yes No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?  If Yes:  i. Describe possible resource(s):	□Yes XNo
ii. Basis for identification:	
h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	ØYes □No
If Yes:  i Identify resource:  Later Champlain	
If Yes:  i. Identify resource:  ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail of etc.):  iii. Distance between project and resource:  1-2  miles.	or scenic byway,
	☐ Yes ☐ No
<ul> <li>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers         Program 6 NYCRR 666?</li> <li>If Yes:</li> </ul>	
<ul><li>i. Identify the name of the river and its designation:</li></ul>	□Yes □No
F. Additional Information Attach any additional information which may be needed to clarify your project.  If you have identified any adverse impacts which could be associated with your proposal, please describe those measures which you propose to avoid or minimize them.	impacts plus any
G. Verification  I certify that the information provided is true to the best of my knowledge.  Applicant/Sponsor Name Shelley Fracalossi Date 4-24-15  Signature Title owner /a	
Signature Title Owner / a	pucart

Google

Address 30 William St
Address is approximate







NORTH

OUT BACK DOOR



SOUTH



SOUTH



SOUTH

Shelley

### Nephew, Denise

From:

Shelley <shelley440@aim.com>

Sent: To: Friday, April 24, 2015 12:17 PM dnephew@cityofplattsburgh-ny.gov

Subject:

Fwd: 27 William

#### Shelley

#### Begin forwarded message:

From: Shelley <<u>shelley440@aim.com</u>> Date: April 24, 2015 at 12:05:36 PM EDT

To: "nephewd@cityofplattsburgh.ny.gov" <nephewd@cityofplattsburgh.ny.gov>

Subject: Fwd: 27 William

## Shelley

### Begin forwarded message:

From: Shelley < shelley440@aim.com>
Date: April 24, 2015 at 12:03:55 PM EDT
To: "nephewd@cityofpkattsburgh.ny.gov"
<nephewd@cityofpkattsburgh.ny.gov>

Subject: 27 William









Shelley

- 55'(s)	16: 21 50, 21 (s) 72'(s)	88' 22 90'	75.9' 801 23 38' 108
	50' gsnoth	61, 743	(\$),75° (\$) (\$),75° (\$) (\$),75° (\$)
50' 208.35'	50'	95	3' ∞
208.82' 173.7'		70'	200'

South



Date: .

# Plattsburgh, NewYork

Building & Zoning Dept. 41 City Hall Place Plattsburgh, New York 12901 Ph: 518-563-7707

Fax: 518-563-6426

Hamilton	<b>V</b>	USE
CLASS	a Vari	ANCE

April 23, 2015

AREA CLASS B VARIANCE

Appeal No.:\_\_

SUP SPECIAL USE PERMIT

19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members 19-5-18 - Ali ( Moult ) Adirondack Regional Theatre Board Members
Court St Plattsburgh NY 12901  S Fargo Mortage  SS A Variance to establish office and storage space for nonprofit community theater
Court St Plattsburgh NY 12901  s Fargo Mortage  ss A Variance to establish office and storage space for nonprofit community theater
Court St Plattsburgh NY 12901  s Fargo Mortage  ss A Variance to establish office and storage space for nonprofit community theater
ss A Variance to establish office and storage space for nonprofit community theater
up at this location
Date:
ariance:
Term Lease:Contract To Purchase:
ast be accompanied by:
2

The Zoning Board of Appeals may impose reasonable conditions and restrictions on the grant of area and use variances provided they are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the zoning law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

Signature (Owner/Applicant)

Tom Lavin/ Pam Lavin for Adirondack Regional Theatre

Print First and Last Name

Notary Public, State of New York No. 4975-002

Residing In Essex County 2018 Commission Expires Dec. 17,

<sup>\*</sup>Signatures other than the Property Owner, require a Letter of Authorization to apply.

## Use Variances Criteria

No such use variance shall be granted by the zoning board of appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused an "Unnecessary Hardship". In order to prove such unnecessary hardship the applicant shall demonstrate to the board of appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:

Please give a written response to the following criteria:

(1) You must prove a lack of reasonable return. Please provide competent financial evidence which proves a lack of reasonable return!

We have provided email correspondence from Wells Fargo Mortgage to prove lack of reasonable return.

(2) Please demonstrate why your hardship is unique to your property and does not apply to a substantial portion of the neighborhood!

The neighborhood is Residential Historic, the property is currently abandoned and in major disrepair. Our desire to create office and storage space would rejuvenate a once stately building making it an asset to the neighborhood not a blight.

(3) Please show that granting this use variance will not change the essential character of the neighborhood!

Adirondack Regional Theatre's proposed use of the property as an office and storage space will not negatively change the essential character of the neighborhood. It will in fact benefit the neighborhood by taking an abandoned property and making it a useful asset to both the neighborhood and the city.

(4) Please demonstrate why the alleged hardship has not been self created!

We have submitted correspondence from Wells Fargo Mortgage that proves that their hardship was not self created. The hardship was caused by a previous owner defaulting on the mortgage.

### Full Environmental Assessment Form Part 1 - Project and Setting

#### **Instructions for Completing Part 1**

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

#### A. Project and Sponsor Information.

Name of Action or Project:		
Adirondack Regional Theatre (ART) & Wells Fargo Mortgage		
Project Location (describe, and attach a general location map):		
115 Court St Plattsburgh		
Brief Description of Proposed Action (include purpose or need):		
ART is requesting use of the property at 115 Court St as office and storage space of the nor the arts, especially theater arts, in Plattsburgh	nprofit community theater group. The	purpose is for furthering
Name of Applicant/Sponsor:	Telephone: Lavin; Tom 572-600	2 . Daw 570 0000
Adirondack Regional Theatre (Pam and Tom Lavin board members)		
	E-Mail: adirondackregionalthea	tre@hotmail.com
Address: P.O. Box 1859		
City/PO: Plattsburgh	State: NY	Zip Code: 12901
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	La	T
City/PO.	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: 515-324-2517	
Wells Fargo Home Mortgage (Noel Beemer Alternative Disposition Asset Manager)	E-Mail: noel.beemer@wellsfarge	o.com
Address:	<del></del>	
300 Jordan Creek Parkway		
City/PO: West Des Moines	State: IA	Zip Code: 50328
City/PO	State: IA	Zip Code: 50328

## B. Government Approvals

a. City Council, Town Board, □Yes ☑No or Village Board of Trustees  b. City, Town or Village □Yes ☑No Planning Board or Commission	s: Identify Agency and Approval(s) Required  Plattsburgh Zoning Board of Appeals		tion Date projected)
or Village Board of Trustees  b. City, Town or Village	Plattsburgh Zoning Board of Appeals		
Planning Board or Commission  c. City Council, Town or Yes No Village Zoning Board of Appeals  d. Other local agencies Yes No  e. County agencies Yes No	Plattsburgh Zoning Board of Appeals		
Village Zoning Board of Appeals d. Other local agencies ☐Yes ☑No e. County agencies ☐Yes ☑No	Plattsburgh Zoning Board of Appeals		
e. County agencies Yes No			
f. Regional agencies Yes No			
g. State agencies ☐Yes ✓No			
h. Federal agencies ☐Yes ☑No			
<ul><li>i. Coastal Resources.</li><li>i. Is the project site within a Coastal Area, or the war</li></ul>	terfront area of a Designated Inland Wa	aterway?	□Yes ☑No
ii. Is the project site located in a community with an iii. Is the project site within a Coastal Erosion Hazard	approved Local Waterfront Revitalizati Area?	ion Program?	☐ Yes ☑ No ☐ Yes ☐ No
C. Planning and Zoning			
<ul> <li>C.1. Planning and zoning actions.</li> <li>Will administrative or legislative adoption, or amendment only approval(s) which must be granted to enable the profession of the profession</li></ul>	oposed action to proceed?		□Yes☑No
C.2. Adopted land use plans.			
a. Do any municipally- adopted (city, town, village or co where the proposed action would be located? f Yes, does the comprehensive plan include specific reco would be located?	ommendations for the site where the pr	oposed action	□Yes□No
o. Is the site of the proposed action within any local or representation of the Brownfield Opportunity Area (BOA); designated States or other?)  f Yes, identify the plan(s):	gional special planning district (for exa or Federal heritage area; watershed m	ample: Greenway ianagement plan;	□Yes <b>☑</b> No
Is the proposed action located wholly or partially within or an adopted municipal farmland protection plan? Yes, identify the plan(s):	n an area listed in an adopted municip	al open space plan,	□Yes☑No

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  If Yes, what is the zoning classification(s) including any applicable overlay district?  RH	<b>∠</b> Yes <b>N</b> o
. Is the use permitted or allowed by a special or conditional use permit?	<b>✓</b> Yes No
Is a zoning change requested as part of the proposed action?  f Yes,  i. What is the proposed new zoning for the site?	□ Yes <b>☑</b> No
C.4. Existing community services.	
In what school district is the project site located? Plattsburgh City School District	
. What police or other public protection forces serve the project site?  City of Plattsburgh Police Department	
Which fire protection and emergency medical services serve the project site?  City of Plattsburgh Fire Department	
What parks serve the project site?  N/A	
D. Project Details	
D. Project Details  O.1. Proposed and Potential Development	
.1. Proposed and Potential Development	f mixed, include all
The state of the proposed action (e.g., residential, industrial, commercial, recreational; in components)? Commercial: office and storage space for a small community theater group, ART.  a. Total acreage of the site of the proposed action?  34 acres	f mixed, include all
What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; i components)? Commercial: office and storage space for a small community theater group, ART.  a. Total acreage of the site of the proposed action?  b. Total acreage to be physically disturbed?  c. Total acreage (project site and any contiguous properties) owned	f mixed, include all
What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; is components)? Commercial: office and storage space for a small community theater group, ART.  a. Total acreage of the site of the proposed action?  b. Total acreage to be physically disturbed?  c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  34 acres  35 acres  36 Is the proposed action an expansion of an existing project or use?	□Yes☑No
What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; is components)? Commercial: office and storage space for a small community theater group, ART.  a. Total acreage of the site of the proposed action?  b. Total acreage to be physically disturbed?  c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  34 acres  b. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  35 acres  16 If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres square feet)?  36 Units:  17 Units:  18 Total acreage of the site of the proposed action as subdivision, or does it include a subdivision?	□Yes☑No
What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; is components)? Commercial: office and storage space for a small community theater group, ART.  a. Total acreage of the site of the proposed action?  b. Total acreage to be physically disturbed?  c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  Is the proposed action an expansion of an existing project or use?  i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres square feet)?  What is the proposed action a subdivision, or does it include a subdivision?  Yes,	☐ Yes ☑ No s, miles, housing units,
What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; is components)? Commercial: office and storage space for a small community theater group, ART.  a. Total acreage of the site of the proposed action?  a. Total acreage to be physically disturbed?  c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  34 acres  b. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  35 the proposed action an expansion of an existing project or use?  i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres square feet)?  Solution:  Is the proposed action a subdivision, or does it include a subdivision?  Yes,  Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  Is a cluster/conservation layout proposed?  Number of lots proposed?	☐ Yes ☑ No s, miles, housing units,
What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; icomponents)? Commercial: office and storage space for a small community theater group, ART.  a. Total acreage of the site of the proposed action?  b. Total acreage to be physically disturbed?  c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  Is the proposed action an expansion of an existing project or use?  i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres square feet)?  What is the approximate percentage of the proposed expansion and identify the units (e.g., acres square feet)?  Yes,  Purpose or type of subdivision, or does it include a subdivision?  Yes,  Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  Is a cluster/conservation layout proposed?  Number of lots proposed?  Minimum and maximum proposed lot sizes? Minimum  Maximum	☐ Yes☑No s, miles, housing units, ☐Yes ☑No ☐Yes ☑No
What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; is components)? Commercial: office and storage space for a small community theater group, ART.  a. Total acreage of the site of the proposed action?  b. Total acreage to be physically disturbed?  c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  districted by the applicant of an existing project or use?  if If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres square feet)?  Is the proposed action a subdivision, or does it include a subdivision?  Yes,  Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  Is a cluster/conservation layout proposed?  Number of lots proposed?	☐ Yes ☑ No s, miles, housing units, ☐ Yes ☑No

f Door the prois	at implicate a service	d4'-1 0			
If Ves show num	ct include new resinbers of units prop	dential uses?			□Yes☑No
II I Co, SHOW HUI	One Family	Two Family	Three Family	Multiple Family (four or more)	
T 1.1 1.70	One I tuning	T MO I minity	ince i miniy	munit from or mover	
Initial Phase	<u> </u>	-	-		
At completion of all phases					
Of all phases	****	-		**************************************	
g. Does the propo	osed action include	new non-residentia	al construction (inclu	iding expansions)?	□Yes☑No
If Yes,	_				90.7% O
i. Total number	of structures	<u> </u>	1 1 1		
ii. Dimensions (	in feet) of largest p	proposed structure:	height;	width; andlength	
				square feet	
h. Does the propo	sed action include	construction or oth	er activities that will	l result in the impoundment of any	☐ Yes ☑ No
If Yes,	s creation of a wait	er supply, reservoir,	, pond, lake, waste ia	agoon or other storage?	
i Purnose of the	impoundment				
ii. If a water imp	oundment, the prin	cipal source of the	water:	☐ Ground water ☐ Surface water strea	ms Other specify
iii. If other than w	vater, identify the ty	ype of impounded/o	contained liquids and	d their source.	
iv Approximate:	size of the propose	d impoundment	Volume	million gallong: surface area:	
v. Dimensions of	f the proposed dam	a mipounament. For impounding str	voimine.	million gallons; surface area: _ height;length	acres
vi. Construction r	method/materials 1	for the proposed da	m or impounding str	ucture (e.g., earth fill, rock, wood, con	ocrete):
		FI			iorotoj.
D.2. Project Ope	erations				
a. Does the propos	sed action include	any excavation, mi	ning, or dredging, du	uring construction, operations, or both	Yes No
(Not including a	general site prepara	tion, grading or ins	stallation of utilities	or foundations where all excavated	—
materials will re	emain onsite)				
If Yes:	0.4				
# User much mate	pose of the excava	tion or dredging?			
II. HUW IIIUCII IIIau Volume (	eriai (including roc	ck, earth, sediments	s, etc.) is proposed to	be removed from the site?	
• Over who	specify tons or cut at duration of time?	oic yards):		<del></del>	
iii Describe nature	and characteristic	s of materials to be	avanuated or dreda	ed, and plans to use, manage or dispos	.ea
	and characteristic	2 Or materials to of	excavated of dieds	ed, and plans to use, manage or dispos	e of them.
		or processing of exc	cavated materials?		☐Yes ✓ No
If yes, describe	e				
" What is the total	l area to be dredge	1			
v. What is the may	al area to be dredge	ed or excavated?	• .0	acres	
vi. What would be	the mavimum den	Worked at any one i	dredging?	acres	
viii. Will the excava	ation require blasti	un di excavation di ingg	dreaging!	feet	□kr□kī.
x. Summarize site	reclamation goals	and nlan			☐Yes ✓ No
v	Totalianon Bonio	ше рии			
2					
. Would the propo	sed action cause or	r result in alteration	of, increase or deci	rease in size of, or encroachment	☐Yes ✓ No
into any existing	wetland, waterboo	dy, shoreline, beach	h or adjacent area?	The same of the continuent	
f Yes:					
i. Identify the wet	land or waterbody	which would be at	fected (by name, wa	ater index number, wetland map numb	er or geographic
description):					

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, pla alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions	acement of structures, or in square feet or acres:
iii. Will proposed action cause or result in disturbance to bottom sediments?  If Yes, describe:	☐ Yes ☑ No
iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?  If Yes:	☐ Yes ✓ No
<ul> <li>acres of aquatic vegetation proposed to be removed:</li> </ul>	
expected acreage of aquatic vegetation remaining after project completion:	
<ul> <li>purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):</li> </ul>	
proposed method of plant removal:	
if chemical/herbicide treatment will be used, specify product(s):	
v. Describe any proposed reclamation/mitigation following disturbance:	
c. Will the proposed action use, or create a new demand for water?  If Yes:	☐Yes ✓No
i. Total anticipated water usage/demand per day: gallons/day	
ii. Will the proposed action obtain water from an existing public water supply?	☐Yes ☐No
If Yes:	_
Name of district or service area:	
<ul> <li>Does the existing public water supply have capacity to serve the proposal?</li> </ul>	☐ Yes☐ No
• Is the project site in the existing district?	☐ Yes☐ No
Is expansion of the district needed?	☐ Yes☐ No
<ul> <li>Do existing lines serve the project site?</li> </ul>	☐ Yes☐ No
iii. Will line extension within an existing district be necessary to supply the project? If Yes:	□Yes □No
Describe extensions or capacity expansions proposed to serve this project:	
Source(s) of supply for the district:	
iv. Is a new water supply district or service area proposed to be formed to serve the project site? If, Yes:	☐ Yes☐No
Applicant/sponsor for new district:	
Date application submitted or anticipated:	
Proposed source(s) of supply for new district:	
v. If a public water supply will not be used, describe plans to provide water supply for the project:	
vi. If water supply will be from wells (public or private), maximum pumping capacity: gallor	ns/minute.
d. Will the proposed action generate liquid wastes?	☐ Yes <b>Z</b> No
If Yes:	
i. Total anticipated liquid waste generation per day: gallons/day	
ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, description approximate volumes or proportions of each):	ibe all components and
-Fr-F	
iii. Will the proposed action use any existing public wastewater treatment facilities?  If Yes:	□Yes <b>☑</b> No
Name of wastewater treatment plant to be used:	
Name of district:	
<ul> <li>Does the existing wastewater treatment plant have capacity to serve the project?</li> </ul>	☐ Yes ☐ No
• Is the project site in the existing district?	☐ Yes ☐ No
Is expansion of the district needed?	☐ Yes ☐ No

•	Do existing sewer lines serve the project site?	□Yes□No
•	Will line extension within an existing district be necessary to serve the project?	□Yes□No
	If Yes:	
	Describe extensions or capacity expansions proposed to serve this project:	
W:		
IV. WII	Il a new wastewater (sewage) treatment district be formed to serve the project site? Yes:	□Yes <b>☑</b> No
•	Applicant/sponsor for new district:	
•	Date application submitted or anticipated:	
•	What is the receiving water for the wastewater discharge?	
	ublic facilities will not be used, describe plans to provide wastewater treatment for the project, including specific specific plans and classification if surface discharge, or describe subsurface disposal plans):	ecifying proposed
vi. Des	cribe any plans or designs to capture, recycle or reuse liquid waste:	
_		
sour	the proposed action disturb more than one acre and create stormwater runoff, either from new point ces (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point rece (i.e. sheet flow) during construction or post construction?	□Yes ☑No
	w much impervious surface will the project create in relation to total size of project parcel?	
	Square feet or acres (impervious surface)	
	Square feet or acres (parcel size)	
ii. Desc	cribe types of new point sources.	
3371		
gro	ere will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent bundwater, on-site surface water or off-site surface waters)?	properties,
•	If to surface waters, identify receiving water bodies or wetlands:	
•	Will stormwater runoff flow to adjacent properties?	□Yes□No
v. Does	proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?	Yes No
Does	the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel	□Yes ☑No
	ustion, waste incineration, or other processes or operations?	
	dentify: ille sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)	
ii. Stati	onary sources during construction (e.g., power generation, structural heating, batch plant, crushers)	
iii. Stati	onary sources during operations (e.g., process emissions, large boilers, electric generation)	
. Will a	ny air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit,	□Yes ☑No
or Fed	leral Clean Air Act Title IV or Title V Permit?	
f Yes:		
Is the	project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet	□Yes□No
ambie	nt air quality standards for all or some parts of the year)	
. In add	ition to emissions as calculated in the application, the project will generate:	
• .	Tons/year (short tons) of Carbon Dioxide (CO <sub>2</sub> )	
-	Tons/year (short tons) of Nitrous Oxide (N2O)	
-	Tons/year (short tons) of Perfluorocarbons (PFCs)	
-	Tons/year (short tons) of Sulfur Hexafluoride (SF <sub>6</sub> )	
•	Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	
	rous/you (short tons) of Hazardous All Foliutalits (fIAPS)	

h. Will the proposed action gener landfills, composting facilities) If Yes:		cluding, but n	ot limited to, sev	wage treatmer	nt plants,	□Yes☑No
i. Estimate methane generation i     ii. Describe any methane capture electricity, flaring):	n tons/year (metric):, , control or elimination		luded in project	design (e.g., c	combustion to g	enerate heat or
Will the proposed action result quarry or landfill operations?  If Yes: Describe operations and notes.	•				es, such as	∏Yes☑No
j. Will the proposed action result in new demand for transportation of the second seco		in traffic abo	ve present level	s or generate	substantial	□Yes☑No
<ul> <li>i. When is the peak traffic expect</li> <li>Randomly between hours on</li> <li>ii. For commercial activities only</li> </ul>	f to	semi-trailer to Proposed _ cing?	ruck trips/day:3	Net increa	Weekend  se/decrease  nge in existing a	0 ☐Yes No access, describe:
vi. Are public/private transportation vii Will the proposed action inclusion or other alternative fueled vehiviii. Will the proposed action inclusion pedestrian or bicycle routes?	de access to public transicles?	sportation or	accommodation	s for use of hy	brid, electric	☐Yes☐No ☐Yes☐No ☐Yes☐No
<ul><li>k. Will the proposed action (for cofor energy?</li><li>If Yes:     i. Estimate annual electricity dem</li></ul>	·				emand	□Yes☑No
ii. Anticipated sources/suppliers o other):	f electricity for the proj	ect (e.g., on-	site combustion,	on-site renew	vable, via grid/le	ocal utility, or
iii. Will the proposed action require		to, an existin	g substation?			∏Yes ☐ No
<ul> <li>l. Hours of operation. Answer all i</li> <li>i. During Construction:</li> <li>Monday - Friday:</li> <li>Saturday:</li> <li>Sunday:</li> </ul>	9am-6pm	<i>ii</i> . Dur	ing Operations:  Monday - Frid Saturday:  Sunday:		9am-9am 10am-2pm occasional	
Holidays:		•	Holidays:		occassional	

<ul> <li>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?</li> <li>If yes:</li> <li>i. Provide details including sources, time of day and duration:</li> </ul>	□ Yes <b>☑</b> No
<ul> <li>Will proposed action remove existing natural barriers that could act as a noise barrier or screen?</li> <li>Describe:</li> </ul>	□Yes□No
n Will the proposed action have outdoor lighting?  If yes:  i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:	□Yes☑No
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Describe:	□Yes□No
o. Does the proposed action have the potential to produce odors for more than one hour per day?  If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:	□ Yes ☑ No
b. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  if Yes:  i. Product(s) to be stored  ii. Volume(s) per unit time (e.g., month, year)  ii. Generally describe proposed storage facilities:	☐ Yes ☑ No
Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  f Yes:  i. Describe proposed treatment(s):	☐ Yes ☑ No
ii. Will the proposed action use Integrated Pest Management Practices?	☐ Yes ☑No
Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes:	☐ Yes ☑No
<ul> <li>i. Describe any solid waste(s) to be generated during construction or operation of the facility:         <ul> <li>Construction:</li></ul></li></ul>	e:
Operation:	
Proposed disposal methods/facilities for solid waste generated on-site:  Construction:	
Operation:	

s. Does the proposed action include construction or mo	dification of a solid waste n	nanagement facility?	Yes 🗹 No	
If Yes:  i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities):				
other disposal activities):  ii. Anticipated rate of disposal/processing:				
• Tons/month, if transfer or other nor	n-combustion/thermal treatm	nent, or		
Tons/hour, if combustion or therma				
I am and the second sec	years			
t. Will proposed action at the site involve the commerce		orage, or disposal of hazardous	☐Yes☑No	
waste?	,	··-o-, <u>r</u>	L * ***	
If Yes:				
i. Name(s) of all hazardous wastes or constituents to l	be generated, handled or ma	naged at facility:		
-				
ii. Generally describe processes or activities involving	hazardous wastes or constitu	tuents:		
0				
iii. Specify amount to be handled or generated	tons/month			
iv. Describe any proposals for on-site minimization, re	ecycling or reuse of nazardo	us constituents:		
v. Will any hazardous wastes be disposed at an existing	ng offsite hazardous waste fa	acility?	□Yes□No	
-				
If No: describe proposed management of any hazardous	wastes which will not be so	ent to a hazardous waste facilit	.y:	
E. Site and Setting of Proposed Action		7		
E.1. Land uses on and surrounding the project site			(C.7) (C.7) (C.7)	
<ul> <li>a. Existing land uses.</li> <li>i. Check all uses that occur on, adjoining and near the</li> <li>☑ Urban ☐ Industrial ☑ Commercial ☑ Resi</li> <li>☐ Forest ☐ Agriculture ☐ Aquatic ☐ Othe</li> <li>ii. If mix of uses, generally describe:</li> </ul>	dential (suburban) 🔲 Ru	ıral (non-farm)		
b. Land uses and covertypes on the project site.				
Land use or	Current	Acreage After	Change	
Covertype	Acreage	Project Completion	(Acres +/-)	
Roads, buildings, and other paved or impervious		2.03.00	(TIOTOS 17)	
surfaces			0	
Forested			0	
<ul> <li>Meadows, grasslands or brushlands (non-</li> </ul>				
agricultural, including abandoned agricultural)			0	
Agricultural	71		0	
(includes active orchards, field, greenhouse etc.)			9	
Surface water features			0	
9 99 99 99 99 99 99 99 99 99 99 99 99 9			U	
(lakes, ponds, streams, rivers, etc.)				
(lakes, ponds, streams, rivers, etc.)  Wetlands (freshwater or tidal)			0	
(lakes, ponds, streams, rivers, etc.)			0	
(lakes, ponds, streams, rivers, etc.)  Wetlands (freshwater or tidal)  Non-vegetated (bare rock, earth or fill)  Other				
(lakes, ponds, streams, rivers, etc.)  Wetlands (freshwater or tidal)  Non-vegetated (bare rock, earth or fill)				

c. Is the project site presently used by members of the community for public recreation?  i. If Yes: explain:	□Yes⊡No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?	<b>Z</b> Yes∏No
If Yes,	
i. Identify Facilities:	
SUNY- Plattsburgh	
e. Does the project site contain an existing dam?	
e. Does the project site contain an existing dam?  If Yes:	☐ Yes  No
i. Dimensions of the dam and impoundment:	
Dam height:     feet	
Dam length:  feet	
Surface area:     acres	
Volume impounded: gallons OR acre-feet	
ii. Dam's existing hazard classification:	
iii. Provide date and summarize results of last inspection:	
Has the project site ever been used as a municipal, commercial or industrial solid waste management facility,	□Yes☑No
or does the project site adjoin property which is now, or was at one time, used as a solid waste management fac f Yes:	
i. Has the facility been formally closed?	
	☐Yes☐ No
If yes, cite sources/documentation:	
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:	
ii Describe any development constraints due to the microsolid waste estivities.	
ii. Describe any development constraints due to the prior solid waste activities:	
Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin	□Yes☑No
property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes:	
Describe waste(s) handled and waste management activities, including approximate time when activities occur	red:
Potential contamination history. Has there have a secreted will set the secreted will secrete will set the secreted will set the sec	
Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?	☐Yes  No
Yes:	
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:	□Yes□No
☐ Yes – Spills Incidents database Provide DEC ID number(s): ☐ Yes – Environmental Site Remediation database Provide DEC ID number(s):	
Neither database	
If site has been subject of DCDA corrective activities describe contributions	
If site has been subject of RCRA corrective activities, describe control measures:	
Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  yes, provide DEC ID number(s):	Yes No

<ul> <li>v. Is the project site subject to an institutional control limiting property uses?</li> <li>If yes, DEC site ID number:</li> </ul>	☐ Yes ✓ No
Describe the type of institutional control (e.g., deed restriction or easement):	
<ul> <li>Describe any use limitations:</li> <li>Describe any engineering controls:</li> </ul>	
Will the project affect the institutional or engineering controls in place?     Explain:	☐ Yes ☐ No
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site?feet	
b. Are there bedrock outcroppings on the project site?  If Yes, what proportion of the site is comprised of bedrock outcroppings?%	☐ Yes ✓ No
c. Predominant soil type(s) present on project site:	% %
	%
d. What is the average depth to the water table on the project site? Average: feet	
e. Drainage status of project site soils: Well Drained: % of site  Moderately Well Drained: % of site	
Poorly Drained % of site	
f. Approximate proportion of proposed action site with slopes: 0-10%: % of sit	
☐ 10-15%:% of sit	
g. Are there any unique geologic features on the project site?	□Yes☑No
If Yes, describe:	1 62 140
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	☐Yes <b>Z</b> No
ii. Do any wetlands or other waterbodies adjoin the project site?	□Yes☑No
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal,	
state or local agency?	☐ Yes <b>☑</b> No
iv. For each identified regulated wetland and waterbody on the project site, provide the following inform  Streams: Name Classification	ation:
Lakes or Ponds: Name Classification	
• Wetland No. (if regulated by DEC)	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?	
If yes, name of impaired water body/bodies and basis for listing as impaired:	
. Is the project site in a designated Floodway?	☐Yes ✓No
. Is the project site in the 100 year Floodplain?	☐Yes ☑No
x. Is the project site in the 500 year Floodplain?	□Yes No
Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?	□Yes No
i. Name of aquifer:	

m. Identify the predominant wildlife species that occupy of	or use the project site:	
n. Does the project site contain a designated significant nat If Yes:     i. Describe the habitat/community (composition, function)	·	☐ Yes <b>☑</b> No
ii. Source(s) of description or evaluation:		
iii. Extent of community/habitat:		
<ul> <li>Currently:</li> <li>Following completion of project as proposed:</li> </ul>	acres acres	
• Gain or loss (indicate + or -):	acres	
o. Does project site contain any species of plant or animal endangered or threatened, or does it contain any areas ide		☐ Yes <b>☑</b> No cies?
p. Does the project site contain any species of plant or anii special concern?	mal that is listed by NYS as rare, or as a species of	□Yes <b>☑</b> No
q. Is the project site or adjoining area currently used for hur If yes, give a brief description of how the proposed action r	nting, trapping, fishing or shell fishing? may affect that use:	□Yes •No
E.3. Designated Public Resources On or Near Project S	iite	
a. Is the project site, or any portion of it, located in a design Agriculture and Markets Law, Article 25-AA, Section 3 If Yes, provide county plus district name/number:		∐Yes <b>∠</b> No
<ul> <li>b. Are agricultural lands consisting of highly productive so</li> <li>i. If Yes: acreage(s) on project site?</li> <li>ii. Source(s) of soil rating(s):</li> </ul>	ils present?	☐Yes ✓No
<ul> <li>c. Does the project site contain all or part of, or is it substant Natural Landmark?</li> <li>If Yes: <ul> <li>i. Nature of the natural landmark:</li> <li>ii. Provide brief description of landmark, including values</li> </ul> </li> </ul>	ommunity	□Yes No
d. Is the project site located in or does it adjoin a state listed  If Yes:  i. CEA name:    Regis for designation:		☐Yes ☑No
ii. Basis for designation:iii. Designating agency and date:		

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?  If Yes:	Yes No
i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: Court Street Historic District	
iii. Brief description of attributes on which listing is based:	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<b>Z</b> Yes □No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?  If Yes:  i. Describe possible resource(s):  ii. Basis for identification:	Yes No
h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	☐ Yes <b>☑</b> No
If Yes:	
<ul><li>i. Identify resource:</li><li>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or</li></ul>	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or etc.):	scenic byway,
iii. Distance between project and resource: miles.	
<ol> <li>Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?</li> </ol>	☐ Yes  No
If Yes:	
<ul><li>i. Identify the name of the river and its designation:</li><li>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?</li></ul>	☐Yes ☐No
and the state of t	
F. Additional Information Attach any additional information which may be needed to clarify your project.  If you have identified any adverse impacts which could be associated with your proposal, please describe those immeasures which you propose to avoid or minimize them.	npacts plus any
G. Verification I certify that the information provided is true to the best of my knowledge.  Applicant/Sponsor Name Adirondack Regional Theatre/Tom & Pam Lavin Date April 23, 2015	
Signature 10 M Parall Kyw Title Adirondack Regional Theatre Board mem	bers

# **EAF Mapper Summary Report**

×

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.I. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No ·
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Court Street Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Wells Fargo Home Mortgage Premiere Asset Services 1 Home Campus, MAC X2301-049 Des Moines, IA 50328



March 20, 2015

Dear Ms. Schwartz,

In regards to the property located on 115 CT Street, Plattsburgh, NY, I am writing on the behalf of Wells Fargo giving the Lavin's permission to act as a representative for the purpose to attend meetings for a variance and/or special use permit needed to allow the non-profit to use the building as they need for their use.

A hardship was created for Wells Fargo when the previous occupants abandoned the home and left Wells Fargo paying for years of back taxes, past MLD charges and city violations. The longer Wells Fargo has this property the more it is costing the company and the more liability for Wells Fargo and the community. The property continues to be an eyesore and hardship for the community.

Sincerely,

Noel Beemer, Asset Manager

Wells Fargo Home Mortgage

Together we'll go far



### Joseph R Krupka

From: Sent: Ron Nolland <ron@luckbros.com> Wednesday, April 22, 2015 4:39 PM adirondackregionaltheatre@hotmail.com

To: Cc:

Joseph R Krupka; McMahon, Joe

**Subject:** 

FW: 115 CT ST PLATTSBURGH, NY 12901

Attachments:

RE: 1127108899A (9.55 KB)

Here is the attachment and email from the bank also for your application. Ron

Ron Nolland Estimator - Project Manager Luck Builders, Inc 73 Trade Road Plattsburgh, NY 12901

Phone: 518-561-4321 Ext 21 Cell: 518-645-4332 Fax: 518-561-9028

email: ron@luckbros.com

From: McMahon, Joe [mailto:McMahon]@cityofplattsburgh-ny.gov]

Sent: Monday, April 20, 2015 4:11 PM

To: Ron Nolland

Subject: FW: 115 CT ST PLATTSBURGH, NY 12901

Ron

Spoke with the bank earlier and this is what they sent. Let me know what you think.

**From:** noel.beemer@wellsfargo.com [mailto:noel.beemer@wellsfargo.com]

Sent: Monday, April 20, 2015 3:55 PM

To: McMahon, Joe

Subject: 115 CT ST PLATTSBURGH, NY 12901

Good afternoon—Per our conversation, Wells Fargo is currently working with the Adirondack Regional Theater to help them acquire this property through donation. Wells Fargo's REO Donation program is designed to facilitate the transfer of Wells Fargo owned or serviced REO properties to local municipalities or public nonprofits. In an effort to stabilize neighborhoods and prevent blight, Wells Fargo expects all donated properties to be secured and maintained until they can be rehabilitated, occupied, or used for any other need that might best support the community. Wells Fargo provides marketable title on donation properties & will pay all closing costs including title insurance policy, taxes through the day of closing, & past due utilities. Please see the attached tax information that I have obtained directly from our tax department.

Wells Fargo will also be giving a seller concession of 55k to help restore and revitalize this property. This money will be given to the Adirondack Regional Theater at the time of closing.

Please let me know if any other information is needed.

#### Sent from my Verizon Wireless 4G LTE DROID

----- Original Message -----

Subject: RE: 115 CT ST PLATTSBURGH, NY 12901

From: noel.beemer@wellsfargo.com

To: "McMahon, Joe" < McMahonJ@cityofplattsburgh-ny.goy>

CC:

The principal balance at default was \$223,980.67. We approved 7.9k for tree removal and landscaping. I sent the tax information as an attachment from our tax department. Were they satisfied with that?

# Noel Beemer

Alternative Disposition Asset Manager 2 - Community Development
Wells Fargo
Wells Fargo Home Mortgage | 800 Jordan Creek Parkway | West Des Moines, IA 50328
MAC X2301-049
515-324-2517

noel.beemer@wellsfargo.com

The Wells Fargo REO Community Development Team fosters relationships with key stakeholders to revitalize neighborhoods through innovative solutions and responsible property management.

Property of Wells Fargo, this e-mail contains information that is not public knowledge and should only be used for internal corporate purposes. Disclosure of this information to anyone outside of Wells Fargo & Company is a violation of Wells Fargo's Code of Ethics and may be in violation of federal and state law.

From: McMahon, Joe [mailto:McMahon]@cityofplattsburgh-ny.gov]

Sent: Tuesday, April 21, 2015 11:36 AM

To: Beemer, Noel

Subject: FW: 115 CT ST PLATTSBURGH, NY 12901

Noel,

I passed along your information to the chairperson of the ZBA, his response is attached. Let me know if you have any questions and/or if I can help with anything. Thank you.

From: Ron Nolland [mailto:ron@luckbros.com]

Sent: Monday, April 20, 2015 4:18 PM

To: McMahon, Joe

Subject: RE: 115 CT ST PLATTSBURGH, NY 12901

I think we will need the amount of the mortgage that was defaulted on to show the original investment for the bank. That with any carrying costs including taxes and any other expenses would be added to get the investment that they can show not getting a reasonable return on.

Ron

Ron Nolland Estimator - Project Manager Luck Builders, Inc 73 Trade Road Plattsburgh, NY 12901

Phone: 518-561-4321 Ext 21

Cell: Fax: 518-645-4332 518-561-9028

email: ron@luckbros.com

From: McMahon, Joe [mailto:McMahonJ@cityofplattsburgh-ny.gov]

Sent: Monday, April 20, 2015 4:11 PM

To: Ron Nolland

Subject: FW: 115 CT ST PLATTSBURGH, NY 12901

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## Noel Beemer

Alternative Disposition Asset Manager 2 - Community Development

Wells Fargo

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MAC X2301-049

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noel.beemer@wellsfargo.com

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## Joseph R Krupka

From: Sent:

PASTax@wellsfargo.com

Sen To: Monday, April 20, 2015 3:48 PM noel.beemer@wellsfargo.com

Subject:

RE: 1127108899A

Hi Noel, See below... Majority of the payments listed below are City Taxes.... (There are two below that are marked School Taxes)

4/25/12 1116.70

5/17/12 1116.70

6/18/12 1116.70

8/20/12 5433.75 (School Taxes)

3/28/13 1058.86

4/23/13 1058.83

5/21/13 1058.83

6/18/13 1058.83

3/28/14 1048.77

4/14/14 1048.73

5/21/14 1048.73

6/19/14 1048.73

8/20/14 5348.67 (School Taxes)

3/26/15 1078.70

Total paid... \$23,641.53

-Jeff



# Plattsburgh, NewYork

Building & Zoning Dept. 41 City Hall Place Plattsburgh, New York 12901

Ph: 518-563-7707 Fax: 518-563-6426

14	USE
CLASS A	VARIANCE



SUP SPECIAL USE PERMIT

Date:April 23, 2015	Appeal No.:
An application is hereby made t allow the property use as herein	o the Zoning Board of Appeals pursuant to the City of Plattsburgh Zoning Ordinance for a variance to described.
Applicant:	Adirondack Regional Theatre
Applicant's Address:	P.O. Box 1859
	Plattsburgh NY 12901
Telephone No.:	518-572-6003 Tom Lavin/ 518-572-2020 Pam Lavin (Adirondack Regional Theatre Board members
Parcel Identification:	207.19-5-18
Location of Request:	115 Court St Plattsburgh NY 12901
Property Owner:	Wells Fargo Mortage
Request Description:	Variance to eliminate need for two parking spaces. Nonprofit community theater group would
use 715 square feet of the first fl	oor for office, rest the building would be storage. Three parking spots already exist on property
Zoning District:	RH
Section Appealed:	
Previous Appeal: No.:	Date:
Identify Applicant's Right to Appl	y for Variance:
Ownership:	Long Term Lease:Contract To Purchase:
Other (Please Explain):	
Applications for Zoning Variant 13 copies of existing an 13 copies of existing an	ces must be accompanied by: d proposed site plan

The Zoning Board of Appeals may impose reasonable conditions and restrictions on the grant of area and use variances provided they are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the zoning law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

Tom Lavin & Pam Lavin for Adirondack Regional Theatre

Print First and Last Name

Residing In Essex County Commission Expires Dec. 17, 2019

<sup>\*</sup>Signatures other than the Property Owner, require a Letter of Authorization to apply.

## Area or Dimensional Variances

Area variances may be granted where setback, frontage, lot size or yard requirements of this Code cannot be reasonably met. In making it's determination the ZBA shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determinations the board shall also consider the following criteria:

Please give a written response to each section.

(1) Will an undesirable change be produced to the character of the neighborhood or a detriment to nearby properties be created by the granting of the area variance?

No

(2) Can the benefit sought by the applicant be achieved by some method, feasible to the applicant to pursue, other than an area variance?

No

(3) Is the requested area variance substantial?

No

(4) Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood?

No

(5) Has the alleged difficulty been self-created? This information shall be relevant to the decision of the board but shall not necessarily preclude granting of the variance.

## **EAF Mapper Summary Report**

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**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes .
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

## Short Environmental Assessment Form Part 1 - Project Information

#### **Instructions for Completing**

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information					
Wells Fargo Bank & Adirondack Regional Theatre					
Name of Action or Project:					
Adirondack Regional Theatre					
Project Location (describe, and attach a location map):					
115 Court St Plattsburgh NY					
Brief Description of Proposed Action:					-
Adirondack Regional Theatre (ART) wishes to establish office space and storage at the seeking to donate the property to the theater company for the said purposes stated before	property ore.	r at 115 Court St Plattsbu	ırgh. V\	lells Far	go is
		n =			
Name of Applicant or Sponsor:	Telepl	hone: Lavin 572-6003 (	Tom) 5	72-202	0 (Pam)
Adirondack Regional Theatre (Tom and Pam Lavin board members)		il: adirondackregionalth			
Address:		*****************			
PO Box 1859					
City/PO:		State:	Zip	Code:	
Plattsburgh		NY	1290		
<ol> <li>Does the proposed action only involve the legislative adoption of a plan, leadministrative rule, or regulation?</li> <li>If Yes, attach a narrative description of the intent of the proposed action and may be affected in the municipality and proceed to Part 2. If no, continue to</li> </ol>	the env	ironmental resources	that	NO	YES
2. Does the proposed action require a permit, approval or funding from any of the second of the s	other go	overnmental Agency?		NO	YES
3.a. Total acreage of the site of the proposed action?  b. Total acreage to be physically disturbed?  c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4 acres 0 acres 4 acres	1		
I. Check all land uses that occur on, adjoining and near the proposed action.  ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Comme ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (something in the proposed action. ☐ Parkland			ban)	78	

		_	
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		H	H
b. Consistent with the adopted comprehensive plan?	ت	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			V
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Ar	ea?	NO	YES
If Yes, identify:	<b>.</b>		125
		~	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
		V	
b. Are public transportation service(s) available at or near the site of the proposed action?			V
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed act	ion?		V
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			V
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No describe method for providing notable water			
If No, describe method for providing potable water:		Ш	~
11. Will the proposed action connect to existing wastewater utilities?	there are a	NO	YES
If No, describe method for providing wastewater treatment:			
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic		NO	YES
Places?			0
b. Is the proposed action located in an archeological sensitive area?			V
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain	1	NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?		V	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		V	
,			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check a Shoreline Forest Agricultural/grasslands Early mid-succession Wetland Urban Suburban		apply:	
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed		NO	YES
by the State or Federal government as threatened or endangered?		V	
6. Is the project site located in the 100 year flood plain?		NO	YES
10. 25 the project site tocated in the 100 year mood plant!	=		152
7. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES
f Yes,			ILS
a. Will storm water discharges flow to adjacent properties?		6	Ш
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drain	s)?		G-15-50
Yes, briefly describe: NO YES	<i>'</i>		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain purpose and size:		
	Y	Ш
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<b>V</b>	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste?		
If Yes, describe:	V	
I A FEVEN THAT THE INCORMATION PROVIDED A DOVE TO TRUE AND A COURAGE TO THE I	DECT O	TO DAY
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE I KNOWLEDGE	BEST O	FMY
Applicant/sponsor name: Adirondack Regional Theatre (Tom & Pam Lavin)  Date: April 23, 2015		
Signature: Jon J Pamle Kom		

Ag	ency Use Only [If applicable]
Project:	
Date:	

## Short Environmental Assessment Form Part 2 - Impact Assessment

#### TO BE COMPLETED BY THE ZONING BOARD

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

		No, or small impact may occur	Moderate to large impact may occur
1.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2.	Will the proposed action result in a change in the use or intensity of use of land?		
3.	Will the proposed action impair the character or quality of the existing community?		
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5.	Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6.	Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7.	Will the proposed action impact existing: a. public / private water supplies?		
	b. public / private wastewater treatment utilities?		
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10.	Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11.	Will the proposed action create a hazard to environmental resources or human health?		

Agency Use Only [If applicable]				
Project:				
Date:				

# Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.				
Check this box if you have determined, based on the information and analysis above, and any supporting documentation,				
that the proposed action will not result in any significant adverse environmental impacts.				
Name of Lead Agency	Date			
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer			
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)			

### Joseph R Krupka

From:

Ron Nolland <ron@luckbros.com> Wednesday, April 22, 2015 4:39 PM

Sent: To:

a diron dack regional the a tre@hot mail.com

Cc:

Joseph R Krupka; McMahon, Joe

Subject:

FW: 115 CT ST PLATTSBURGH, NY 12901

Attachments:

RE: 1127108899A (9.55 KB)

Here is the attachment and email from the bank also for your application. Ron

Ron Nolland Estimator - Project Manager Luck Builders, Inc 73 Trade Road Plattsburgh, NY 12901

Phone: 518-561-4321 Ext 21

Cell:

518-645-4332

Fax: 518-561-9028

email: ron@luckbros.com

From: McMahon, Joe [mailto:McMahon]@cityofplattsburgh-ny.gov]

Sent: Monday, April 20, 2015 4:11 PM

To: Ron Nolland

Subject: FW: 115 CT ST PLATTSBURGH, NY 12901

Ron,

Spoke with the bank earlier and this is what they sent. Let me know what you think.

**From:** <u>noel.beemer@wellsfargo.com</u> [<u>mailto;noel.beemer@wellsfargo.com</u>]

**Sent:** Monday, April 20, 2015 3:55 PM

To: McMahon, Joe

Subject: 115 CT ST PLATTSBURGH, NY 12901

Good afternoon—Per our conversation, Wells Fargo is currently working with the Adirondack Regional Theater to help them acquire this property through donation. Wells Fargo's REO Donation program is designed to facilitate the transfer of Wells Fargo owned or serviced REO properties to local municipalities or public nonprofits. In an effort to stabilize neighborhoods and prevent blight, Wells Fargo expects all donated properties to be secured and maintained until they can be rehabilitated, occupied, or used for any other need that might best support the community. Wells Fargo provides marketable title on donation properties & will pay all closing costs including title insurance policy, taxes through the day of closing, & past due utilities. Please see the attached tax information that I have obtained directly from our tax department.

Wells Fargo will also be giving a seller concession of 55k to help restore and revitalize this property. This money will be given to the Adirondack Regional Theater at the time of closing.

Please let me know if any other information is needed.

#### Sent from my Verizon Wireless 4G LTE DROID

----- Original Message -----

Subject: RE: 115 CT ST PLATTSBURGH, NY 12901

From: noel.beemer@wellsfargo.com

To: "McMahon, Joe" < McMahonJ@cityofplattsburgh-ny.gov>

CC: Hi Joe--

The principal balance at default was \$223,980.67. We approved 7.9k for tree removal and landscaping. I sent the tax information as an attachment from our tax department. Were they satisfied with that?

## Noel Beemer

Alternative Disposition Asset Manager 2 - Community Development
Wells Fargo
Wells Fargo Home Mortgage | 800 Jordan Creek Parkway | West Des Moines, IA 50328
MAC X2301-049
515-324-2517

noel.beemer@wellsfargo.com

The Wells Fargo REO Community Development Team fosters relationships with key stakeholders to revitalize neighborhoods through innovative solutions and responsible property management.

Property of Wells Fargo, this e-mail contains information that is not public knowledge and should only be used for internal corporate purposes. Disclosure of this information to anyone outside of Wells Fargo & Company is a violation of Wells Fargo's Code of Ethics and may be in violation of federal and state law.

From: McMahon, Joe [mailto:McMahon]@cityofplattsburgh-ny.gov]

Sent: Tuesday, April 21, 2015 11:36 AM

To: Beemer, Noel

Subject: FW: 115 CT ST PLATTSBURGH, NY 12901

Noel.

I passed along your information to the chairperson of the ZBA, his response is attached. Let me know if you have any questions and/or if I can help with anything. Thank you.

From: Ron Nolland [mailto:ron@luckbros.com]

**Sent:** Monday, April 20, 2015 4:18 PM

To: McMahon, Joe

Subject: RE: 115 CT ST PLATTSBURGH, NY 12901

I think we will need the amount of the mortgage that was defaulted on to show the original investment for the bank. That with any carrying costs including taxes and any other expenses would be added to get the investment that they can show not getting a reasonable return on.

Ron

Ron Nolland Estimator - Project Manager Luck Builders, Inc

### Joseph R Krupka

From:

PASTax@wellsfargo.com

Sent:

Monday, April 20, 2015 3:48 PM

To:

noel.beemer@wellsfargo.com

Subject:

RE: 1127108899A

Hi Noel, See below... Majority of the payments listed below are City Taxes.... (There are two below that are marked School Taxes)

4/25/12 1116.70

5/17/12 1116.70

6/18/12 1116.70

8/20/12 5433.75 (School Taxes)

3/28/13 1058.86

4/23/13 1058.83

5/21/13 1058.83

6/18/13 1058.83

3/28/14 1048.77

4/14/14 1048.73

5/21/14 1048.73

6/19/14 1048.73

8/20/14 5348.67 (School Taxes)

3/26/15 1078.70

Total paid... \$23,641.53

-Jeff

73 Trade Road Plattsburgh, NY 12901

Phone: 518-561-4321 Ext 21

Cell:

518-645-4332

Fax:

518-561-9028

email: ron@luckbros.com

From: McMahon, Joe [mailto:McMahon]@cityofplattsburgh-ny.gov]

Sent: Monday, April 20, 2015 4:11 PM

To: Ron Nolland

Subject: FW: 115 CT ST PLATTSBURGH, NY 12901

Ron,

Spoke with the bank earlier and this is what they sent. Let me know what you think.

From: noel.beemer@wellsfargo.com [mailto:noel.beemer@wellsfargo.com]

Sent: Monday, April 20, 2015 3:55 PM

To: McMahon, Joe

Subject: 115 CT ST PLATTSBURGH, NY 12901

Good afternoon—Per our conversation, Wells Fargo is currently working with the Adirondack Regional Theater to help them acquire this property through donation. Wells Fargo's REO Donation program is designed to facilitate the transfer of Wells Fargo owned or serviced REO properties to local municipalities or public nonprofits. In an effort to stabilize neighborhoods and prevent blight, Wells Fargo expects all donated properties to be secured and maintained until they can be rehabilitated, occupied, or used for any other need that might best support the community. Wells Fargo provides marketable title on donation properties & will pay all closing costs including title insurance policy, taxes through the day of closing, & past due utilities. Please see the attached tax information that I have obtained directly from our tax department.

Wells Fargo will also be giving a seller concession of 55k to help restore and revitalize this property. This money will be given to the Adirondack Regional Theater at the time of closing.

Please let me know if any other information is needed.

## Noel Beemer

Alternative Disposition Asset Manager 2 - Community Development Wells Fargo Wells Fargo Home Mortgage | 800 Jordan Creek Parkway | West Des Moines, IA 50328 MAC X2301-049 515-324-2517

noel.beemer@wellsfargo.com

The Wells Fargo REO Community Development Team fosters relationships with key stakeholders to revitalize neighborhoods through innovative solutions and responsible property management.

Property of Wells Fargo, this e-mail contains information that is not public knowledge and should only be used for internal corporate purposes. Disclosure of this information to anyone outside of Wells Fargo & Company is a violation of Wells Fargo's Code of Ethics and may be in violation of federal and state law.

WELLS HOME FARGO MORTGAGE

No. 4929 Wells Fargo Home Mortgage Premiere Asset Services 1 Home Campus, MAC X2301-049 Des Moines, IA 50328

March 20, 2015

Dear Ms. Schwartz.

in regards to the property located on 115 CT Street, Plattsburgh, NY, I am writing on the behalf of Wells Fargo giving the Lavin's permission to act as a representative for the purpose to attend meetings for a variance and/or special use permit needed to allow the non-profit to use the building as they need for their use.

A hardship was created for Wells Fargo when the previous occupants abandoned the home and left Wells Fargo paying for years of back taxes, past MLD charges and city violations. The longer Wells Fargo has this property the more it is costing the company and the more liability for Wells Fargo and the community. The property continues to be an eyesore and hardship for the community.

Sincerély,

Noel Beemer, Asset Manager

Wells Fargo Home Mortgage

Together we'll go far



From: Beemer, Noel

Sent: Monday, April 20, 2015 3:09 PM

To: PAS Tax

Subject: 1127108899A Importance: High

Hello—Could you please send me some sort of documentation of what we have paid for taxes on this property? We are trying to donate this property to a nonprofit group and the city is requiring us to provide some information.

Thanks!

### Noel Reemer

Alternative Disposition Asset Manager 2 - Community Development Wells Fargo

- Fred

Wells Fargo Home Mortgage | 800 Jordan Creek Parkway | West Des Moines, IA 50328 MAC X2301-049 515-324-2517 noel.beemer@wellsfargo.com

The Wells Fargo REO Community Development Team fosters relationships with key stakeholders to revitalize neighborhoods through innovative solutions and responsible property management.

Property of Wells Fargo, this e-mail contains information that is not public knowledge and should only be used for internal corporate purposes. Disclosure of this information to anyone outside of Wells Fargo & Company is a violation of Wells Fargo's Code of Ethics and may be in violation of federal and state law.



## Plattsburgh, NewYork

Building & Zoning Dept. 41 City Hall Place Plattsburgh, New York 12901

Ph: 518-563-7707 Fax: 518-563-6426

USE CLASS A VARIANCE	AREASUP CLASS B VARIANCE SPECIAL USE PERMIT
Date: 4-15 20	5 Appeal No.: 2035
An application is hereby made to allow the property use as here	the Zoning Board of Appeals pursuant to the City of Plattsburgh Zoning Ordinance for a variance in described.
Applicant:	Dan Lafoint
Applicant's Address:	Plattsburgh N.y 12901
	Plattsburgh N.y 12901
Telephone No.:	518-505-0121
Parcel Identification:	267.11-7-37
Location of Request:	60 Palmer St Plattsburgh, N.y
Property Owner:	Dang Brenda Latoint
Request Description:	Dan + Brenda Lafoint  Add onto bedroom on 8'x10' closet
Zoning District:	R1
Section Appealed:	
Previous Appeal: No.:	Date:
Identify Applicant's Right to Ap	ply for Variance:
Ownership: $\checkmark$	Long Term Lease:Contract To Purchase:
Other (Please Explain):	

Applications for Zoning Variances must be accompanied by:

- 15 copies of existing and proposed site plan
- 15 copies of existing and proposed floor plan.

The Zoning Board of Appeals may impose reasonable conditions and restrictions on the grant of area and use variances provided they are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the zoning law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

Signature (Owner/Applicant)

Venuse Bephew 01NE 6322848 Exp. 4/13/19

## Area or Dimensional Variances

Area variances may be granted where setback, frontage, lot size or yard requirements of this Code cannot be reasonably met. In making it's determination the ZBA shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determinations the board shall also consider the following criteria:

Please give a written response to each section.

(1) Will an undesirable change be produced to the character of the neighborhood or a detriment to nearby properties be created by the granting of the area variance?

NO

(2) Can the benefit sought by the applicant be achieved by some method, feasible to the applicant to pursue, other than an area variance?

NO

- (3) Is the requested area variance substantial?
- (4) Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood?
- (5) Has the alleged difficulty been self-created? This information shall be relevant to the decision of the board but shall not necessarily preclude granting of the variance. NV

### Short Environmental Assessment Form Part 1 - Project Information

### **Instructions for Completing**

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information					
LaPoint Addition					
Name of Action or Project:	`			la la company	
Project Location (describe, and attach a location map):					
60 Palmer St, Plattsburgh, NY 12901			5		
Brief Description of Proposed Action:					
8' x 10' addition onto current house for use as a wal	k in c	oset			
77					
2					
Name of Applicant or Sponsor:	Telep	hone: 518-563-012	7		
Dan LaPoint	E-Ma	<sup>il:</sup> lapointd@gmail	.com		
Address:		1 00			
60 Palmer St					
City/PO:		State:	Zip C		
Plattsburgh		NY		2901	
1. Does the proposed action only involve the legislative adoption of a plan, le administrative rule, or regulation?	ocal lav	v, ordinance,	I.	10	YES
If Yes, attach a narrative description of the intent of the proposed action and	the env	ironmental resources th	at   [	Хk	П
may be affected in the municipality and proceed to Part 2. If no, continue to			_   _	٦,	
2. Does the proposed action require a permit, approval or funding from any	other go	overnmental Agency?	I	10	YES
If Yes, list agency(s) name and permit or approval:				x	П
				_	
3.a. Total acreage of the site of the proposed action?		_acres 56' x 119'	lot		
<ul><li>b. Total acreage to be physically disturbed?</li><li>c. Total acreage (project site and any contiguous properties) owned</li></ul>		<sup>— acres</sup> 80 square	efeet		
or controlled by the applicant or project sponsor?		acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			-		
Urban Rural (non-agriculture) Industrial Comme	ercial	Residential (suburba	an)		
		):			
Parkland					

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural		NO	YES
landscape?			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental A	rea?	NO	YES
If Yes, identify:		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed ac	tion?	X	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:		X	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:		П	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			x
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic		NO	YES
Places?  b. Is the proposed action located in an archeological sensitive area?		X	Щ
		Lx	Ш
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, conta wetlands or other waterbodies regulated by a federal, state or local agency?	in	NO	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody	?		
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check  Shoreline Forest Agricultural/grasslands Early mid-success	all that ional	apply:	
☐ Wetland ☐ Urban ☐ Suburban		NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?			
16. Is the project site located in the 100 year flood plain?		NO	YES
		X	
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES
If Yes, a. Will storm water discharges flow to adjacent properties?			Ш
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains of the conveyance systems). If Yes, briefly describe:	ns)?		
		1	1

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain purpose and size:	×	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	x	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE I KNOWLEDGE	BEST O	F MY
Applicant/sponsor name: Dan Latoint Date: 430-15 Signature: Dan Latoint		

Ag	ency Use Only [If applicable]
Project:	
Date:	

### Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

		No, or small impact may occur	Moderate to large impact may occur
1.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2.	Will the proposed action result in a change in the use or intensity of use of land?		
3.	Will the proposed action impair the character or quality of the existing community?		
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5.	Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6.	Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7.	Will the proposed action impact existing: a. public / private water supplies?		
	b. public / private wastewater treatment utilities?		
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10.	Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11.	Will the proposed action create a hazard to environmental resources or human health?		

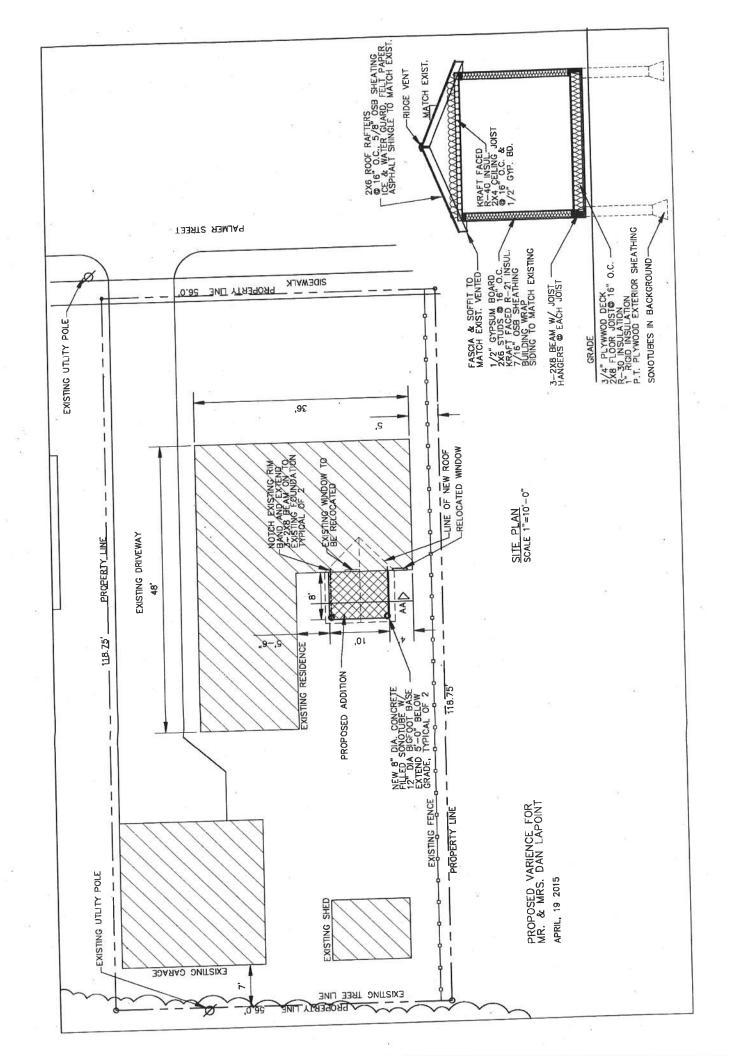
Agen	cy Use Only [If applicable]
Project:	
Date:	
1	

### Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.  Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts.					
Name of Lead Agency Date					
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer				
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)				

	<b>.</b>	£		*
26, 75' 44.16' 105' 26, 27 28, 24, 16' 105' 82, 24 38, 24, 16' 105' 82, 24 38, 24, 16' 82, 24 38, 24, 16' 82, 24 38, 25, 25, 26, 26, 26, 26, 26, 26, 26, 26, 26, 26	36 35 118.75!	28 28 28 118.75' 118.75' 29 29 79	100' 37 100' 30 100' 100' 100' 100' 100' 100' 100' 100'	
25. 42, 25. 42, 26. 401, 26. 4	MER COUF	43 44 44 44 44	33' 48 47 120,	33' 33





# Plattsburgh, NewYork

Building & Zoning Dept. 41 City Hall Place Plattsburgh, New York 12901

> Ph: 518-563-7707 Fax: 518-563-6426

US CLASS A VARIANCE		AREA B VARIANCE	SPECIAL USE PERMIT	
Date:	F.	Appeal No.:	2036	
An application is hereby made allow the property use as here	e to the Zoning Board of Appea in described.	ls pursuant to the City of Pla	nttsburgh Zoning Ordinance for a varia	nce to
Applicant:			Terry Besaw	
Applicant's Address:	20 Non PLAHSbu	urgh NY 1:	901	
Telephone No.:	518 572	9447 CEN		
Parcel Identification:	207.11	-4-18		
Location of Request:	A Robinson	Ters		
Property Owner:	Bill Cath	y Treager		
Request Description:  Huplace w  Zoning District:	new Dulk B-1	KEMOUR SILLE X 5'6"	- Front yard S	l dka
Section Appealed:				
Previous Appeal: No	4	Date:		
Identify Applicant's Right to A	apply for Variance:			
Ownership:	Long Term Lease:	Contrac	et To Purchase:	
Other (Please Explain):				
13 copies of existin	riances must be accompanie g and proposed site plan g and proposed floor plan	d by:		
The Zoning Board of Appe	als may impose reasonable	conditions and restrictio	ns on the grant of area and use var	riances

The Zoning Board of Appeals may impose reasonable conditions and restrictions on the grant of area and use variances provided they are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the zoning law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

Signature (Owner/Applicant)

Print First and Last Name

\*Signatures other than the Property Owner, require a Letter of Authorization to apply.

## Area or Dimensional Variances

Area variances may be granted where setback, frontage, lot size or yard requirements of this Code cannot be reasonably met. In making it's determination the ZBA shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determinations the board shall also consider the following criteria:

Please give a written response to each section.

(1) Will an undesirable change be produced to the character of the neighborhood or a detriment to nearby properties be created by the granting of the area variance?

(2) Can the benefit sought by the applicant be achieved by some method, feasible to the applicant to pursue, other than an area variance?

(3) Is the requested area variance substantial?  $N\nu$ 

(4) Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood?

NO

(5) Has the alleged difficulty been self-created? This information shall be relevant to the decision of the board but shall not necessarily preclude granting of the variance.

shall not necessarily preclude granting of the variance.

No Because Code's Change over the

yeur. At one time you would not
have need laviance.

### Short Environmental Assessment Form Part 1 - Project Information

#### APPLICANT COMPLETES

#### **Instructions for Completing**

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project:  Front Deat			
Project Location (describe, and attach a location map):			
111 11 1			
Brief Description of Proposed Action:			
A STATE OF THE STA	4		
Put a 16' wide deck by	5-6 Deep		
Name of Applicant or Sponsor:	Telephone: Eur = 22.9	447	
Besaw Builder INC Address:  20 Honey Drive City/PO: Plattsburgh	Telephone: 518 5729 ( E-Mail: besawbuilder:	SI	NC
Address:		-	
20 Hones Drive			
City/PO:	State: Zip	Code:	
PLAttsburgh	1	90	/
1. Does the proposed action only involve the legislative adoption of a plan, lo	ocal law, ordinance,	NO	YES
administrative rule, or regulation?			<u> </u>
If Yes, attach a narrative description of the intent of the proposed action and may be affected in the municipality and proceed to Part 2. If no, continue to	question 2	Ш	
2. Does the proposed action require a permit, approval or funding from any		NO	YES
If Yes, list agency(s) name and permit or approval:	onici governmentar rigency.		TES
11 1 cs, list agency(s) hance and permit of approvar.		LX	
3.a. Total acreage of the site of the proposed action?	acres		
b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned	acres		
or controlled by the applicant or project sponsor?	acres		
er controlled by the approant of project sponsor.			
4. Check all land uses that occur on, adjoining and near the proposed action.			
Urban Rural (non-agriculture) Industrial Comm			
	specify):		
Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?			닏
b. Consistent with the adopted comprehensive plan?		\_\_\	L VEC
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental An	rea?	NO	YES
If Yes, identify:			
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation service(s) available at or near the site of the proposed action?			
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed ac	tion?		
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:		Ø	
		NO	NAME
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic		NO	YES
Places?		V	
b. Is the proposed action located in an archeological sensitive area?		0	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, conta wetlands or other waterbodies regulated by a federal, state or local agency?	in	NO	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	·	P	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check  Shoreline Forest Agricultural/grasslands Early mid-success  Wetland Urban Suburban	all that ional	apply:	
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed		NO	YES
by the State or Federal government as threatened or endangered?		I	
16. Is the project site located in the 100 year flood plain?		NO	YES
17 Will de la contract de la contrac		NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources?  If Yes,		NO	
a. Will storm water discharges flow to adjacent properties?		٢	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drain If Yes, briefly describe:	ns)?		
		200	EVID A

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain purpose and size:	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed	NO	YES
solid waste management facility?		Water-See
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:		
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE I KNOWLEDGE	BEST O	F MY
Applicant/sponsor name: Terry Besur Date: 5/1		
orginature.		

Agency Use Only [If applicable]			
Project:			
Date:			

### Short Environmental Assessment Form Part 2 - Impact Assessment

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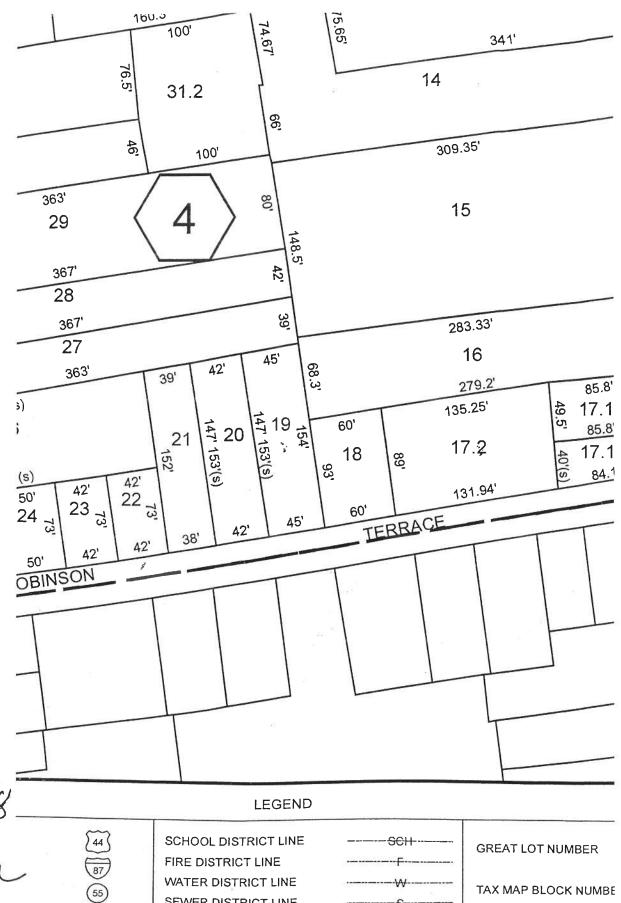
Agency Use Only [If applicable]		
Project:		
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Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.					
Name of Lead Agency	Date				
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer				
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)				

14 Robinson Ters PLAHSburgh NY 12901 For Bills Cathy Treagler HOUSE 1-1.67 Porch e stairs Sidewalk



207.11-4-18\_ 14 Robinson TERRACE

BY NAME

SEWER DISTRICT LINE LIGHT DISTRICT LINE AGRICULTURAL DISTRICT

AGR

FILED PLAN LOT NUM. TAX MAP PARCEL NUME